VICINITY MAP

PROJECT INFORMATION

STREET ADDRESS
3959 - 3965 FREMONT AVE N
SEATTLE, WA 98103

PROJECT NUMBER(S)
3026875(MUP), 6574660 (BP)

LEGAL DESCRIPTION
LOT 3, BLOCK 3, B.F. DAY'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 147, RECORDS OF KING COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

LOT 4, BLOCK 3, B.F. DAY'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 147, RECORDS OF KING COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

TAX PARCEL NUMBER
193030-0220; 193030-0215

PROJECT DESCRIPTION
3 STORY BUILDING CONTAINING 32 UNITS (24 SEDUS AND 8 APARTMENTS). NO PARKING PROPOSED. EXISTING STRUCTURES TO BE DEMOLISHED.

NET LOT AREA
8000 SF

ZONING
LR2

OVERLAYS
FREMONT HUB URBAN VILLAGE, FREQUENT TRANSIT

EXISTING USE
SINGLE FAMILY RESIDENTIAL

BUILDING INFORMATION

BUILDING CODES:
2015 SEATTLE BUILDING CODE W/ SEATTLE AMENDMENTS ('SBC')
ICC-ANSI A117.1-2009: ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
2015 SEATTLE ENERGY CODE

PROPOSED USE:
32 APARTMENT UNITS

CONSTRUCTION:
3 STORIES TYPE V.A

OCCUPANCY:
R-2 APARTMENT

PROJECT TEAM

ARCHITECT
NEIMAN TABER
1421 34TH AVE SUTE 100
SEATTLE, WA 98122
206.760.5550
DAVID NEIMAN
dn@neimantaber.com

STRUCTURAL

GEOTECH

SURVEY
TOUMA ENGINEERS AND
LAND SURVEYORS, PLLC
255 SW 41ST STREET
RENTON, WA 98057
425.251.0665

OWNER
PRESTIGE PARTNERS NW LLC
4118 96TH AVE SE
MERCER ISLAND, WA 98040
VANN LANZ
vannlanz@hotmail.com

CIVIL
DCG CIVIL STRUCTURAL
15029 BOTHELL WAY NE
LAKE FOREST PARK, WA 98155
206.523.0024 EXT.105
TIM GABELIN
tim@dcgengr.com

LANDSCAPE
VIREO DESIGN STUDIO
1546 NW 56TH STREET
SEATTLE, WA 98107
206.409.9970
JAN SATTERTHWAITE
jan@vireods.com

ABBREVIATIONS

AB	AIR BARRIER	HW	WATER HEATER
ADJ	ADJACENT	IN	INCHES
AFF	ABOVE FINISHED FLOOR	INCL	INLUDE(ING)
AFG	ABOVE FINISHED GRADE	INFO	INFORMATION
APPROX	APPROXIMATE	INSUL	INSULATION
ARCH	ARCHITECT(URAL)	INT	INTERIOR
AVG	AVERAGE	LAM	LAMINATE
@	AT	LT	LIGHT
BA	BATHROOM	LVL	LEVEL
BD	BEDROOM	MATL	MATERIAL
BLDG	BUILDING	MAX	MAXIMUM
BLKG	BLOCKING	MECH	MECHANICAL
BM	BEAM	MFR	MANUFACTURER
B.O.	BOTTOM OF	MIN	MINIMUM
BOF	BOTTOM OF FOOTING	MTL	METAL
BSMT	BASEMENT	MW	MICROWAVE
CEM	CEMENT	(N)	NEW
CIP	CAST IN PLACE	NTS	NOT TO SCALE
CLG	CEILING	O/	OVER
CLR	CLEAR	OC	ON CENTER
CMU	CONCRETE MASONRY UNIT	OCC	OCCUPANT / OCCUPANCY
CONC	CONCRETE	OD	OUTSIDE DIAMETER
CONT	CONTINUOUS	(P)	PROPOSED
CONSTR	CONSTRUCTION	P	PAINT
CP	CEMENT BOARD PANEL	PERF	PERFORATED
CTR	CENTER	PLAM	PLASTIC LAMINATE
DEMO	DEMOLISH	PLYWD	PLYWOOD
DIAM	DIAMETER	PT	POST TENSION
DIM	DIMENSIONS	PT	PRESSURE TREATED
DN	DOWN	RB	RUBBER BASE
DS	DOWNSPOUT	RCP	REFLECTED CEILING PLAN
DW	DISHWASHER	REF	REFERENCE
DWG	DRAWING	REQ'D	REQUIRED
E	EAST	RM	ROOM
(E)	EXISTING	RO	ROUGH OPENING
EA	EACH	SA	SELF ADHERED
EFS	EXTERIOR FINISH SYSTEM	SG	SAFETY GLASS
EL	ELEVATION	SHT	SHEET
ELEC	ELECTRICAL	SIM	SIMILAR
EQ	EQUAL	SQ	SQUARE
EXIST	EXISTING	SS	STAINLESS STEEL
EXP	EXCEPTION	SS	SOLID SURFACE
EXT	EXTERIOR	STL	STEEL
FD	FLOOR DRAIN	STRUCT	STRUCTURE, STRUCTURAL
FE	FIRE EXTINGUISHER	T	TILE
FIN	FINISHED	T+G	TONGUE + GROOVE
FIXT	FIXTURE	T.O.	TOP OF
FF	FINISHED FLOOR	TOW	TOP OF WALL
FO	FACE OF	TYP	TYPICAL
FT	FOOT/FEET	UNO	UNLESS NOTED OTHERWISE
GA	GAUGE	VB	VAPOR BARRIER
GA	GYPSUM ASSOCIATION	VCT	VINYL COMPOSITE TILE
GALV	GALVANIZED	VERT	VERTICAL
GC	GENERAL CONTRACTOR	VIF	VERIFY IN FIELD
GEN	GENERAL	W/	WITH
GL	GLASS	WC	WATER CLOSET
GSF	GROSS SQUARE FEET	WD	WOOD
GWB	GYPSUM WALL BOARD	W/D	WASHER/DRYER
HB	HOSE BIBB	WIN	WINDOW
HDR	HEADER	W/O	WITHOUT
HT	HEIGHT	WP	WATERPROOFING
HVAC	HEATING VENTILATION AIR CONDITIONING	WRB	WEATHER RESISTANT BARRIER

GENERAL DRAWING SYMBOLS

1 DRAWING TITLE / DRAWING SCALE

1 / A1.0 — SECTION REFERENCE

1 / A1.0 — DETAIL REFERENCE

1 A100 — ELEVATION TAG

1 — GRID LINE

FLOOR LEVEL / ELEV. 100'-0" — DATUM OR LEVEL

01 — WINDOW TAG

X100 — DOOR TAG

F1 — FLOOR OR ROOF TAG

F1 — WALL TAG

1/4" / 1'-0" OR 2:12 OR 2% — RAMP OR ROOF SLOPE

12 / 2 — ROOF PITCH RISE : RUN

N — NORTH ARROW

ELEV. 100'-0" — SPOT ELEVATION

1 — REVISION CLOUD AND TAG

BREAK LINE

℄ — CENTERLINE

SHEET INDEX

Date Plotted 3/26/2020 5:43:48 PM

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3959 FREMONT AVE N

SEATTLE, WA 98103

7236 REGISTERED ARCHITECT
DAVID NEIMAN
STATE OF WASHINGTON

No.	Date	Revision

MUP SET

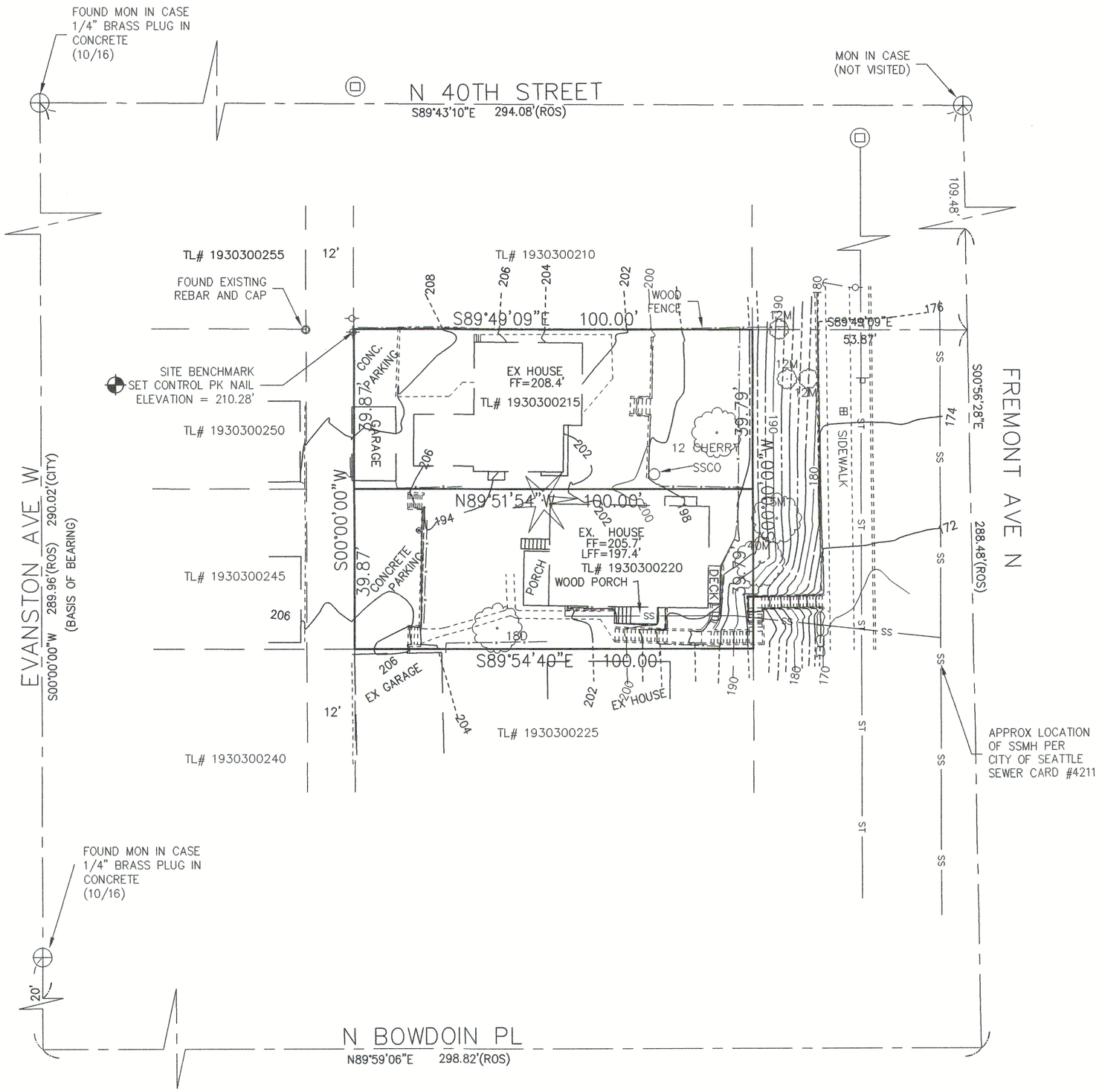
DPD Approval Stamp

Sheet Title
COVER

Date SEPT 26, 2019

Sheet Number
A000

A PORTION OF THE SE 1/4 OF THE NW 1/4
SECTION 18, TOWNSHIP 25 NORTH, RANGE 04 EAST, W.M
CITY OF SEATTLE, WASHINGTON



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

SURVEY NOTES:

INSTRUMENT: TOPCON GPT 3000W TOTAL STATION
METHOD USED: FIELD TRAVERSE WITH ACTUAL FIELD MEASUREMENTS AND ANGLES WAC 332-130-090
DATE OF SURVEY: OCTOBER 2016
BASIS OF BEARING: EVANSTON AVE N (S00°00'00"E)
BENCHMARK: CITY OF SEATTLE MON #SNV-7526 BRASS CAP STAMPED "7526". 10' NORTH OF THE INTER OF BACK WALK AT THE NE QUADRANT OF THE INTER. OF AURORA AVE N & N 41st STREET. ELEVATION = 216.02' (NAVD 88)
SITE BENCHMARK; SET CONTROL PK NAIL(NOTE THE PROPERTY CORNER) AT THE NW CORNER OF SITE ELEVATION = 210.28' (NAVD88)

LEGAL DESCRIPTIONS:

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LEGEND

- CB (TYPE 1)
- STMH (TYPE 11)
- SANITARY SEWER MH
- SANITARY SEWER CO
- WATER VALVE
- WATER METER/SERVICE
- FIRE HYDRANT
- UTILITY POLE
- GUY WIRE
- SIGNAL CABINET
- POWER JUNCTION BOX
- LIGHT POLE
- GAS VALVE
- POWER VAULT
- POWER PEDESTAL
- TELEPHONE VAULT
- TELEPHONE CABINET
- SIGN
- CONIFER TREE
- DECIDUOUS TREE
- MONITORING WELL
- MAIL BOX
- PK NAIL
- MON IN CASE/
- EX REBAR / PIPE AS NOTED

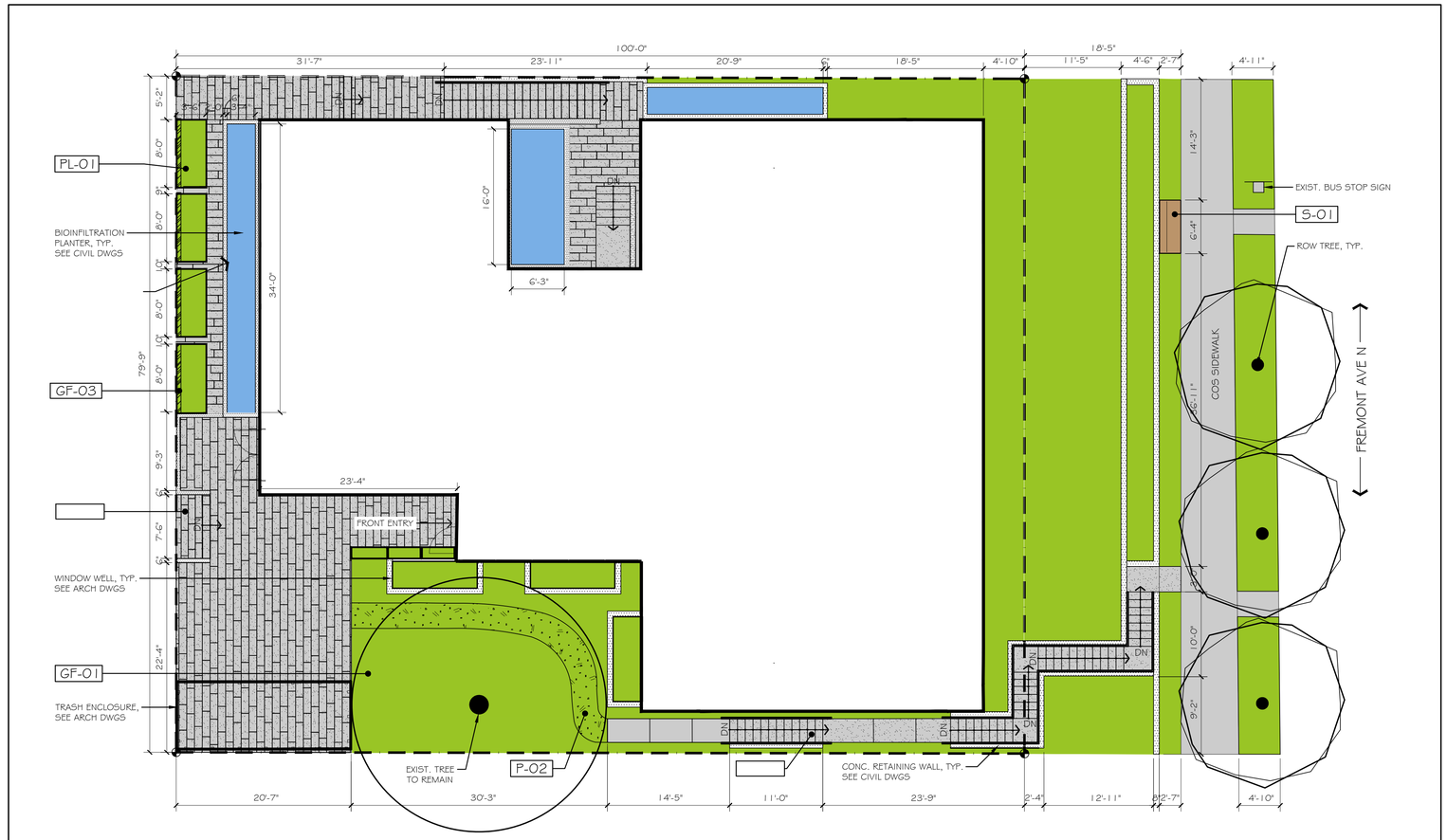
REVISED 12/16/2017

DAN M. TOUMA STATE OF WASHINGTON 12/16/17 22992 REGISTERED PROFESSIONAL LAND SURVEYOR

TOUMA ENGINEERS AND LAND SURVEYORS, PLLC
255 SW 41st STREET
RENTON, WASHINGTON 98057
425-251-0665 OFFICE
425-251-0625 FAX

BOUNDARY AND TOPOGRAPHY
3965 & 3959 FREMONT AVE N
SEATTLE, WA 98103

DWN. BY	DATE	JOB NO.
DMT	OCTOBER 2016	1008-012-016
CHKD. BY	SCALE	SHEET
MHT	1" = 20'	1 OF 1



NORTH

0 96 192 288 feet

SCALE: 1/8" = 1'-0"

REFERENCE NOTES SCHEDULE

SYMBOL	GREEN FACTOR DESCRIPTION	QTY
GF-01	PLANTING 24"+ DEPTH	2,969 sf
GF-02	BIORETENTION PLANTER	279 sf
GF-03	VEGETATED WALL, 8`WX6`H METAL TRELLIS	192 sf

SYMBOL	PAVING DESCRIPTION	QTY
P-01	CIP CONCRETE	1,340 sf
P-02	MULCH SURFACE	118 sf

SYMBOL	PLANTERS DESCRIPTION	QTY
PL-01	24" HT. CORTEN STEEL	7 ea

SYMBOL	SITE FURNISHINGS DESCRIPTION	QTY
S-01	BENCH, FORMS & SURFACES `KNIGHT` MODEL, ARGENTO TEXTURE, SLATE POWDER COAT FRAME	1 ea

SITE ELEMENTS


Concrete Paving


Corten Steel Planters


ROW Tree (Acer grseum)


Forms & Surfaces Bench


Vegetated Wall (metal trellis)

NOT FOR CONSTRUCTION
THESE PLANS HAVE NOT BEEN APPROVED BY THE GOVERNING AGENCY AND ARE SUBJECT TO CHANGE.

FREMONT 2

3959 FREMONT AVENUE N
SEATTLE, WA 98103

ASSESSOR PARCEL # 1930300220

VIREO DESIGN STUDIO llc
www.vireods.com
1540 nw 35th street
seattle, wa 98107
(206) 403-9970

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
JAN SATTERTHWAITE CERTIFICATE NO 1282

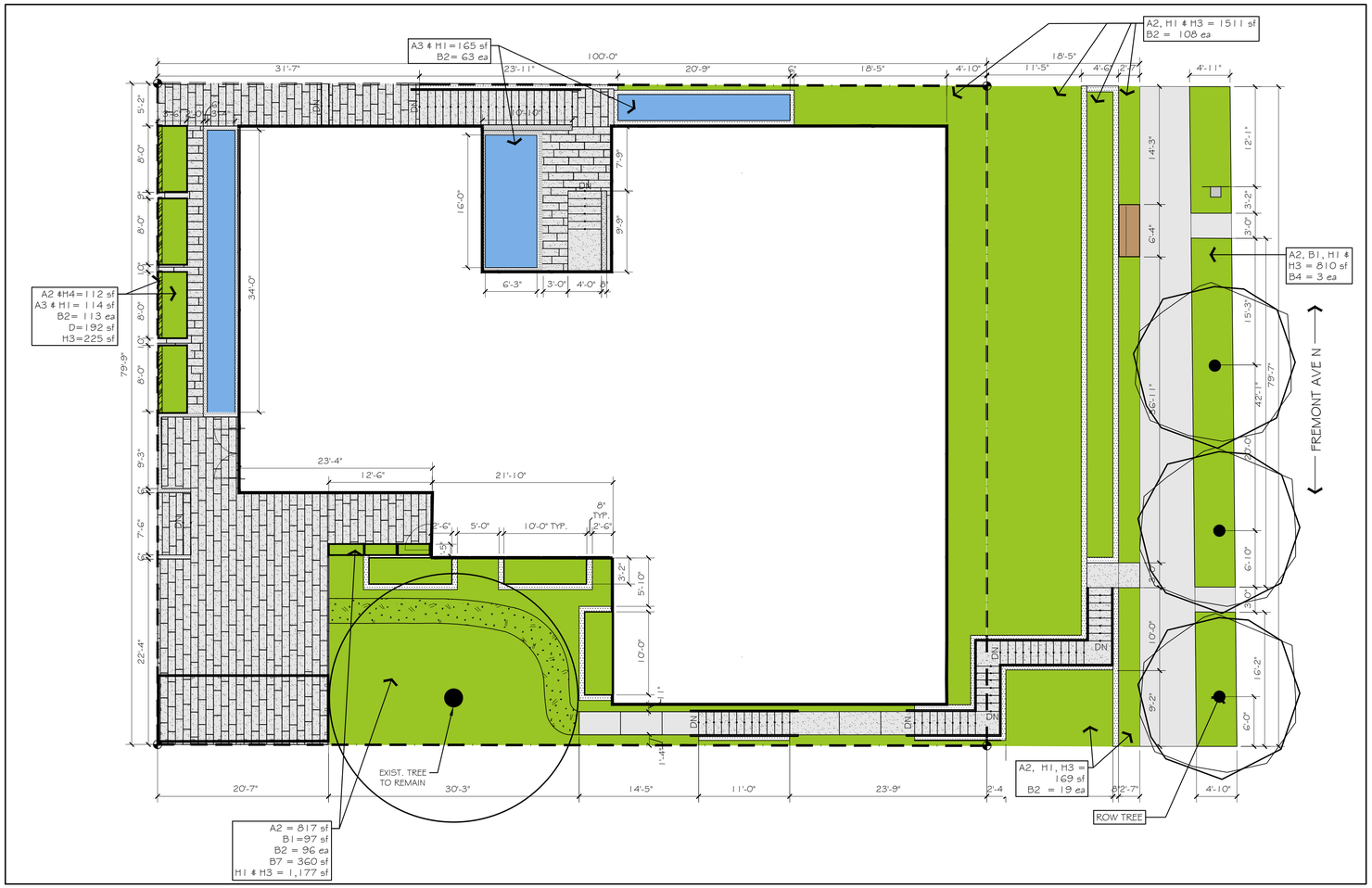
MASTER USE PERMIT 6574660

DRAWING HISTORY

APRIL 27, 2018

SITE PLAN

L 1.0



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NOTES

1. PLANT SPECIES INFORMATION REFER TO PLANTING PLAN, SHEET L 3.0

Revised 12/28/10

Green Factor Score Sheet

SEATTLE×green factor

Project title: Fremont 2, 3959 Fremont Ave N, Seattle, WA

*Parcel size (enter this value first) ** 8,000 (enter sq ft of parcel)

SCORE 0.651

	Landscape Elements**	Totals from GF worksheet	Factor	Total
A	**Landscaped areas (select one of the following for each area)**			
1	Landscaped areas with a soil depth of less than 24"	enter sq ft: 0	0.1	-
2	Landscaped areas with a soil depth of 24" or greater	enter sq ft: 3419	0.6	2,051.4
3	Bioretention facilities	enter sq ft: 279	1.0	279.0
B	**Plantings (credit for plants in landscaped areas from Section A)**			
1	Mulch, ground covers, or other plants less than 2' tall at maturity	enter sq ft: 907	0.1	91
2	Shrubs or perennials 2'+ at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants: 399 — 4788	0.3	1,436
3	Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	enter number of plants: 0 — 0	0.3	-
4	Tree canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	enter number of plants: 3 — 450	0.3	135.0
5	Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree	enter number of plants: 0 — 0	0.4	-
6	Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 350 sq ft per tree	enter number of plants: — 0	0.4	-
7	Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 20 sq ft per inch diameter	enter inches DBH: 18 — 360	0.8	288.0
C	**Green roofs**			
1	Over at least 2" and less than 4" of growth medium	enter sq ft: 0	0.4	-
2	Over at least 4" of growth medium	enter sq ft:	0.7	-
D	**Vegetated walls**	enter sq ft: 192	0.7	134.4
E	**Approved water features**	enter sq ft: 0	0.7	-
F	**Permeable paving**			
1	Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft: 0	0.2	-
2	Permeable paving over at least 24" of soil or gravel	enter sq ft: 0	0.5	-
G	**Structural soil systems**	enter sq ft: 0	0.2	-
		sub-total of sq ft = 10,395		
H	**Bonuses**			
1	Drought-tolerant or native plant species	enter sq ft: 3946	0.1	394.6
2	Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	enter sq ft: 0	0.2	-
3	Landscaping visible to passersby from adjacent public right of way or public open spaces	enter sq ft: 3,892	0.1	389
4	Landscaping in food cultivation	enter sq ft: 112	0.1	11
			Green Factor numerator =	5,210

134.4 — 2.6% OF TOTAL GREEN FACTOR NUMERATOR

** Do not count public rights-of-way in parcel size calculation.*

*** You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public property must comply with the Landscape Standards Director's Rule (DR 6-2009)*

Revised 4/8/09

Green Factor Worksheet*

PROJECT: 3959 FREMONT AVENUE N		Planting Area	TOTAL**
A1	square feet	0	**0**
A2	square feet	3419	**3419**
A3	square feet	279	**279**
B1	square feet	907	**907**
B2	# of plants	399	**399**
B3	# of trees	0	**0**
B4	# of trees	3	**3**
B5	# of trees	0	**0**
B6	# of trees	0	**0**
B7	# of trees	1	**1**
C1	square feet	0	**0**
C2	square feet	0	**0**
D	square feet	192	**192**
E	square feet	0	**0**
F1	square feet	0	**0**
F2	square feet	0	**0**
G	square feet	0	**0**
H1	square feet	3946	**3946**
H2	square feet	0	**0**
H3	square feet	3892	**3892**
H4	square feet	112	**112**
TOTAL			13150

*** See Green Factor score sheet for category definitions**

**** Enter totals on the Green Factor score sheet**

NOT FOR CONSTRUCTION
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FREMONT 2

3959 FREMONT AVENUE N
SEATTLE, WA 98103

ASSESSOR PARCEL # 1930300220
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STATE OF WASHINGTON
REGISTERED LANDSCAPE ARCHITECT
JAN SATTERTHWAITE
CERTIFICATE NO.1282

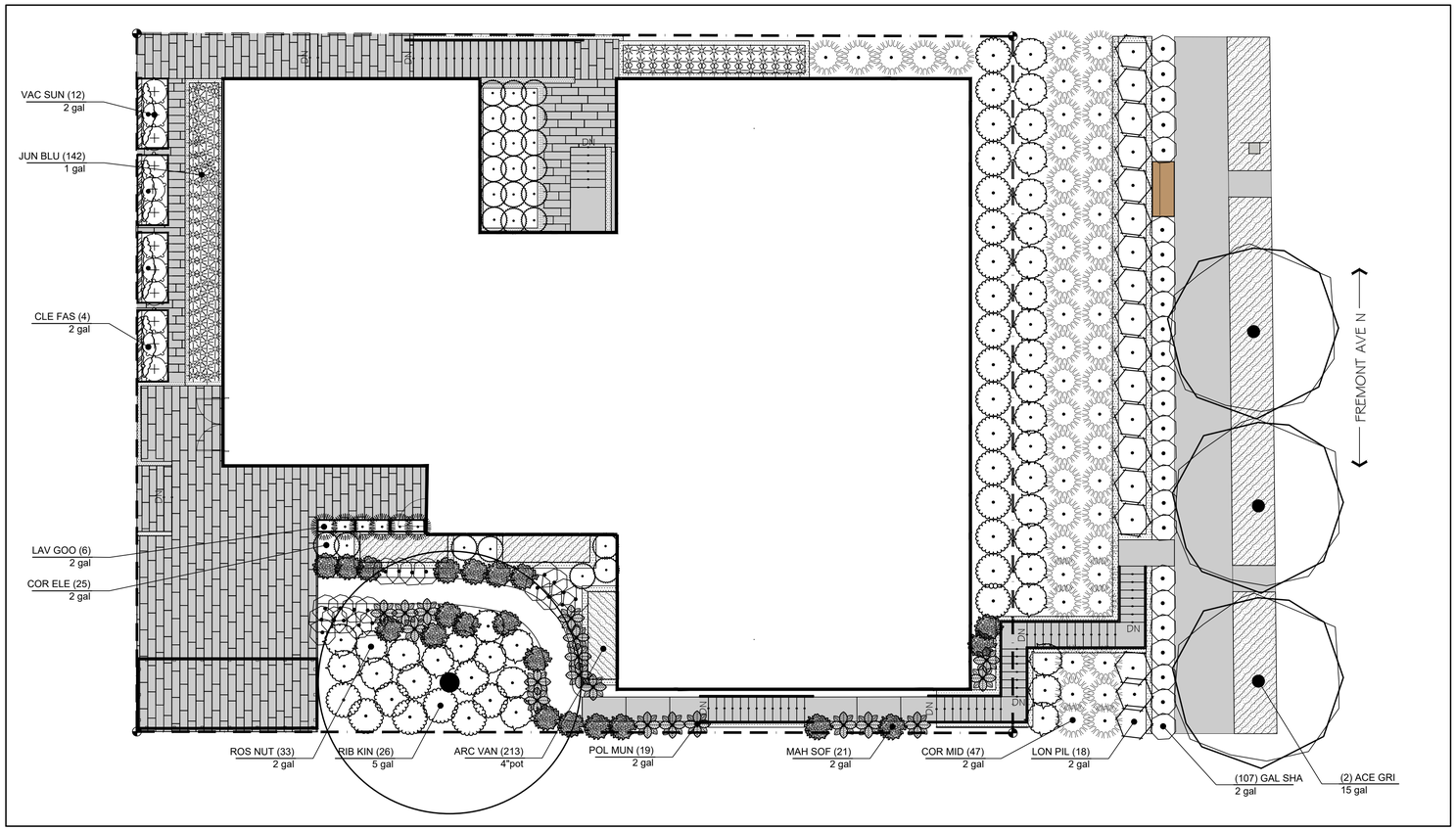
DRAWING HISTORY

APRIL 27, 2018

1 MAY 16, 2019 [ENTIRE SHEET]

GREEN FACTOR EXHIBIT

L 2.0



PLANT IMAGES


Acer griseum


Arctostaphylos 'Vancouver Jade'


Cornus alba


Cornus midwinter fire


Gaultheria shallon


Juncus Blue Arrows


Lavendula 'Goodwin Creek'


Lonicera pileata


Mahonia Soft Caress


Polystichum munitum


Vaccinium 'Sunshine Blue'


Ribes sanguineum


Rosa nutkana

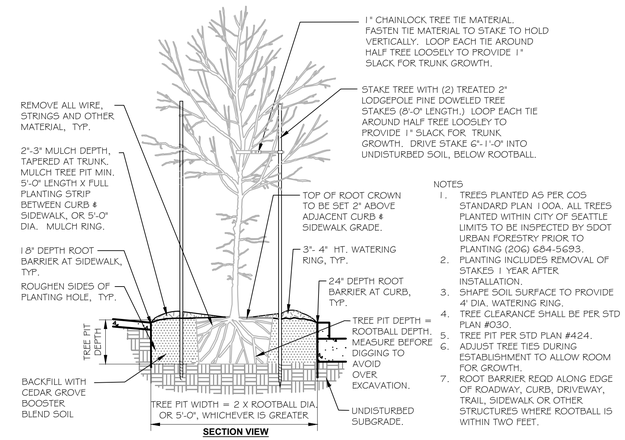
PLANT SCHEDULE SITE

TREES	CODE	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE		QTY
	ACE GRI	Acer grseum	Paperbark Maple	15 gal				3
	EXI TRE	Existing Tree	Existing Tree to Remain	Existing	6"Cal	Existing (12`Ht+)		1
SHRUBS	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**HT.**	**GREEN FACTOR**	**QUALITIES**	**QTY**
	COR ELE	Cornus alba `Elegantissima`	Silveredge Dogwood	2 gal		B2	Drought Tolerant	25
	COR MID	Cornus sanguinea `Midwinter Fire`	Blood-Twig Dogwood	2 gal		B2	Drought Tolerant	47
	LAV GOO	Lavandula x gingnsii `Goodwin Creek Gray`	Goodwin Creek Gray Lavender	2 gal		B2	Drought Tolerant	6
	LON PIL	Lonicera pileata	Privet Honeysuckle	2 gal		B2	Drought Tolerant	18
	MAH SOF	Mahonia eurybracteata `Soft Caress`	Mahonia Soft Caress	2 gal		B2	Drought Tolerant	21
	VAC SUN	Vaccinium x `Sunshine Blue`	Blueberry	2 gal		B2	Deciduous	12
EMERGENT	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**HT.**	**GREEN FACTOR**	**QUALITIES**	**QTY**
	JUN BLU	Juncus inflexus `Blue Arrow`	Blue Arrow Juncus	1 gal		B2	Drought Tolerant	142
NATIVE SHRUBS	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**HT.**	**GREEN FACTOR**	**QUALITIES**	**QTY**
	GAL SHA	Gaulthena shallon	Salal	2 gal		B2	Native Plant	46
	POL MUN	Polystichum munitum	Western Sword Fern	2 gal		B2	Native Plant	19
	RIB KIN	Ribes sanguineum `King Edward VII`	Red Flowering Currant	5 gal		B2	Native Plant	26
	ROS NUT	Rosa nutkana	Nootka Rose	2 gal		B2	Native Plant	33
VINE/ESPALIER	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**HT.**	**GREEN FACTOR**	**QUALITIES**	**QTY**
	CLE FAS	Clematis integrifolia `Fascination`	Fascination Clematis	2 gal		B2	Drought Tolerant	4
GROUND COVERS	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**GREEN FACTOR**	**QUALITIES**	**SPACING**	**QTY**
	ARC VAN	Arctostaphylos uva-ursi `Vancouver Jade`	Vancouver Jade Bearberry	4"pot	B1	Native Plant	18" o.c.	213

NORTH

0 96 192 288 feet

SCALE: 1/8" = 1'-0"

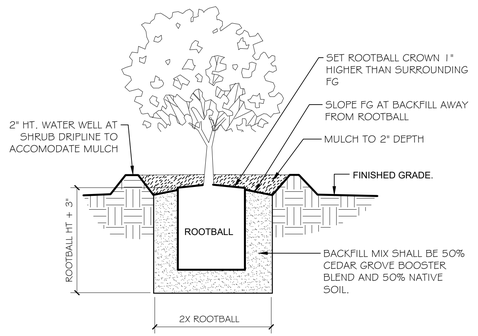


NOTES

1. TREES PLANTED AS PER COS STANDARD PLAN 100A. ALL TREES PLANTED WITHIN CITY OF SEATTLE LIMITS TO BE INSPECTED BY SDOT URBAN FORESTRY PRIOR TO PLANTING (206) 684-5693.
2. PLANTING INCLUDES REMOVAL OF STAKES 1 YEAR AFTER INSTALLATION.
3. SHAPE SOIL SURFACE TO PROVIDE 4' DIA. WATERING RING.
4. TREE CLEARANCE SHALL BE PER STD PLAN #030.
5. TREE PIT PER STD PLAN #424.
6. ADJUST TREE TIES DURING ESTABLISHMENT TO ALLOW ROOM FOR GROWTH.
7. ROOT BARRIER REQD ALONG EDGE OF ROADWAY, CURB, DRIVEWAY, TRAIL, SIDEWALK OR OTHER STRUCTURES WHERE ROOTBALL IS WITHIN TWO FEET.

1 TREE PLANTING (R.O.W.)

1/2" = 1'-0"



2 SHRUB PLANTING

1" = 1'-0"

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FREMONT 2

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STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
JAN SATTERTHWAITE CERTIFICATE NO.1282

MASTER USE PERMIT 6574660

DRAWING HISTORY

APRIL 27, 2018

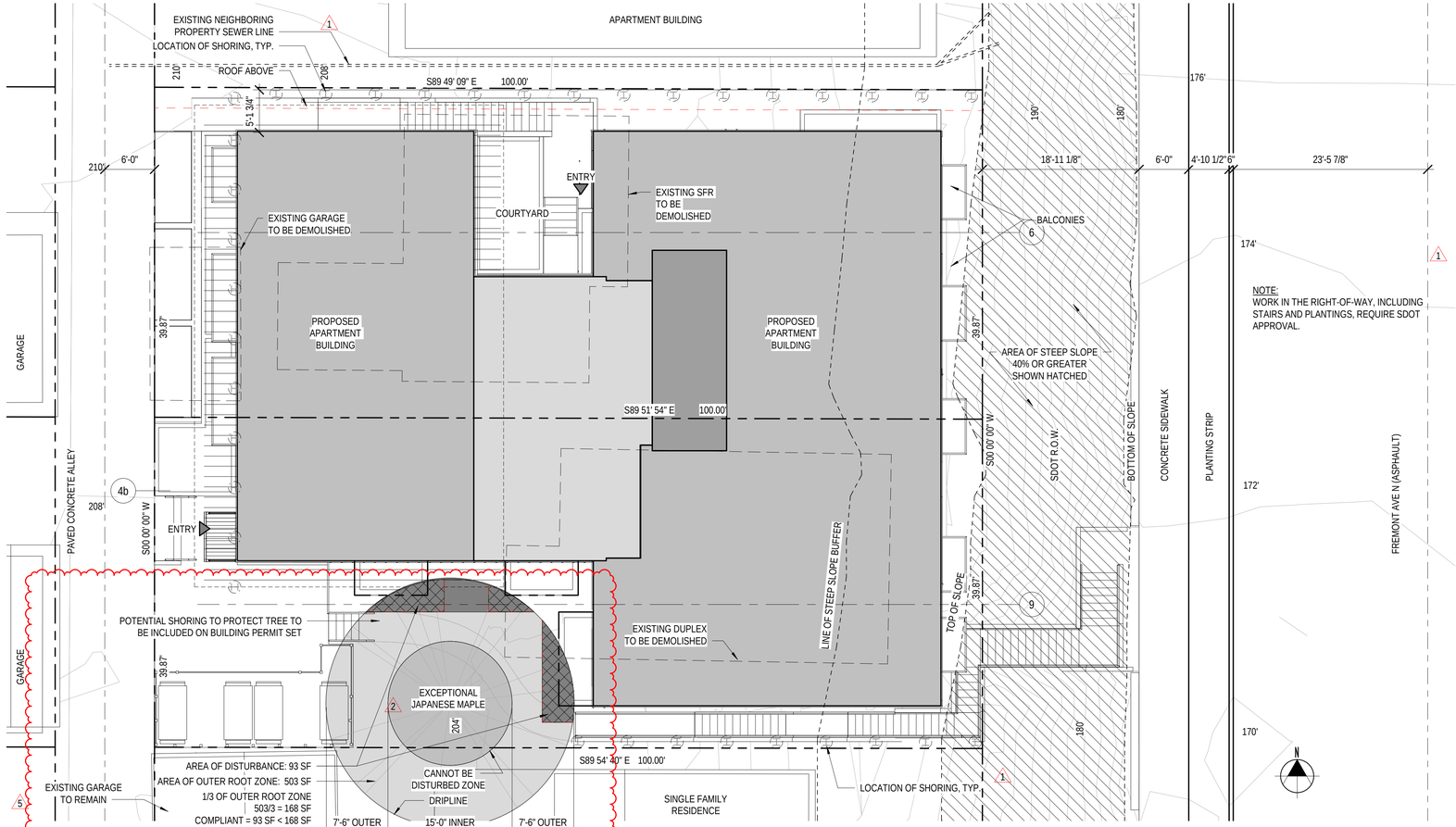
PLANTING PLAN & SCHEDULE

L 3.0

ZONING CODE SUMMARY - MULTI-FAMILY

SITE LOCATION	3959 FREMONT AVE N
SITE ZONING	LR2 FREMONT HUB URBAN VILLAGE FREQUENT TRANSIT
LOT AREA	8,000 SF

CODE SECTION	DEVELOPMENT STD	REQUIREMENT	PROVIDED	SHEET
23.45.504	PERMITTED USES	APARTMENTS ALLOWED AS OF RIGHT	USES PERMITTED	-
23.45.510	FAR	1.3 W/BUILT GREEN 4-STAR	1.28 (BG 4-STAR)	A110
23.45.512	DENISTY LIMIT	NO LIMIT W/BUILT GREEN 4-STAR	BUILT GREEN 4-STAR (33 UNITS)	-
23.45.514.A	STRUCTURE BASE HEIGHT	30' BASE HEIGHT		1 A501
23.45.514.F	PARTIALLY BELOW GRADE STORY	+4' ABOVE HEIGH LIMIT - NOT ALLOWED WITHIN 50' OF SF ZONE		A501
23.45.514.J.2	OPEN RAILING, PLANTERS, PARAPETS	+4' ABOVE MAX. HEIGHT LIMIT		A501
23.45.514.J.3.b	ARCHITECTURAL PROJECTIONS	+4' ABOVE MAX. HEIGHT. TOTAL PROJECTIONS NO MORE THAN 30% OF ROOF PLANE. PROJECTIONS MUST BE SET BACK 4' FROM STREET FACING FACADES		A501
23.45.514.J.4	STAIR PENTHOUSE	+10' ABOVE MAX. HEIGHT IF TOTAL COVERAGE DOES NOT EXCEED 15% OF ROOF AREA (20% W/ SCREENED MECH.)	4.48%	A110
23.45.518	SETBACKS AND SEPARATIONS			
	FRONT	5' MINIMUM	5'	A301-306
	REAR	10' MINIMUM WITH ALLEY	10'	A301-306
	SIDE - FACADES GREATER THAN 40"	7' AVERAGE, 5' MINIMUM	5' MIN./ 8.30' AVG.	A112
23.45.518.H	PROJECTIONS IN SETBACK			
23.45.518.I	UNENCLOSED DECKS OR BALCONIES	NO CLOSER THAT 5' FROM ANY LOT LINE. NO MORE THAN 20' WIDE. SEPARATED BY OTHER PROJECTIONS BY 1/2 WIDTH		A140
23.45.522.A	AMENITY AREA	25% OF LOT AREA, 1/2 AT GRADE - TO BE COMMON (2000 SF/1000 SF)	2461 SF / 1638 SF	A111
23.45.527.A	STRUCTURAL WIDTH	90' MAXIMUM	69' 5'	A100
23.45.527.B	MAXIMUM FACADE LENGTH	MAX. 65% OF LOT LINE WITHIN 15' OF LOT LINE	70.5%	A140
23.54.015 TABLE B	REQUIRED PARKING	URBAN VILLAGE - NONE REQUIRED DUE TO FREQUENT TRANSIT	NONE	-
23.54.015 TABLE D	REQUIRED BICYCLE PARKING	0.75 PER SEDU + 0.25 PER UNIT 24(.75) + 8(.25) = 20 1 2	20 BICYCLE SPACES	A302
23.54.040	SOLID WASTE STORAGE	375 SF REQUIRED	375 SF	A302

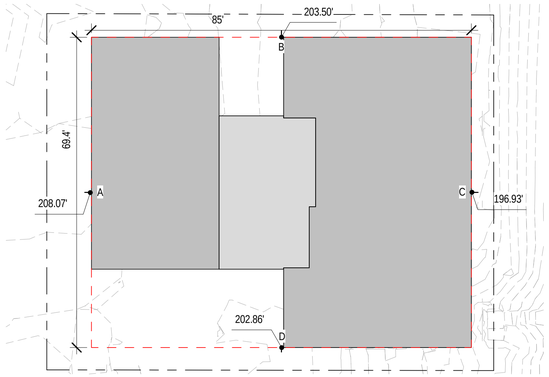


NOTE:
WORK IN THE RIGHT-OF-WAY, INCLUDING STAIRS AND PLANTINGS, REQUIRE SDOT APPROVAL.

3 SITE PLAN
1/8" = 1'-0"

Date Plotted 3/26/2020 5:43:49 PM

Average Grade Plan



AVERAGE GRADE & HEIGHT LIMIT CALCULATION

SPOT	ELEVATION	LENGTH	E x L
A	208.07 FT	69.42 FT	14444.22 FT
B	203.50 FT	85.00 FT	17297.50 FT
C	196.93 FT	69.42 FT	13670.88 FT
D	202.86 FT	85.00 FT	17243.10 FT
TOTALS		308.84 FT	62655.7 FT
AVERAGE GRADE (SUM E x L / SUM L)			202.87 FT
HEIGHT LIMIT (A.G. + 30')			232.87 FT
PARTIALLY BELOW GRADE STORY BONUS (+4') (NOT ALLOWED WITHIN 50' OF SF ZONE)			236.87 FT

PER *SMC 23.45.514F*, A 4' HEIGHT INCREASE IS PERMITTED FOR A STRUCTURE THAT INCLUDES A STORY THAT IS PARTIALLY BELLOW-GRADE, PROVIDED THAT:
1. NOT ALLOWED WITHIN 50 FT OF SF ZONE.
2. NUMBER OF STORIES ABOVE PARTIALLY BELLOW-GRADE STORY LIMITED TO 3 STORIES OF RESIDENTIAL USE.
3. STORY ABOVE PARTIALLY BELLOW-GRADE STORY AT STREET TO BE AT LEAST 18' ABOVE STREET.
4. AVERAGE HEIGHT OF EXTERIOR WALLS OF PARTIALLY BELLOW GRADE STORY DOES NOT EXCEED 4 FT ABOVE EXISTING OR FINISHED GRADE, WHICHEVER IS LESS.

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7236 REGISTERED ARCHITECT
DAVID NEIMAN
STATE OF WASHINGTON

No.	Date	Revision
1	05/16/2019	MUP Correction 1
2	7/22/2019	MUP Correction 2
4	1/30/2020	Design Change
5	3/26/2020	MUP Correction 4

MUP SET

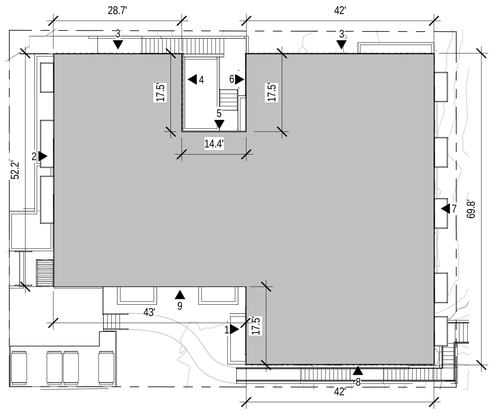
DPD Approval Stamp

Sheet Title
SITE PLAN

Date SEPT 26, 2019

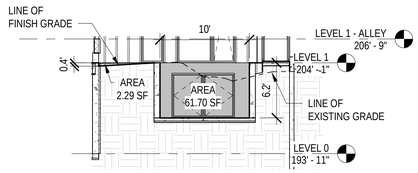
Sheet Number
A100

PARTIALLY BELLOW GRADE CALCULATION REFERENCE PLAN

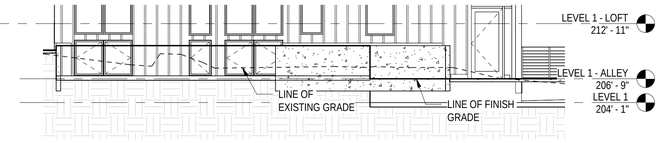


EXPOSED WALL AREA CALCULATION

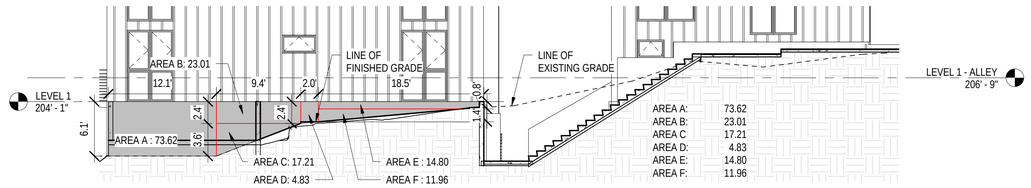
NUMBER	WALL AREA (SQ FT)	LENGTH (FT)
1	61.70	17.5
2	0.00	52.2
3	145.43	70.7
4	87.42	17.5
5	87.42	14.4
6	73.05	17.5
7	609.62	69.8
8	264.21	42.0
9	51.75	43.0
TOTALS	1380.6	344.6
EXPOSED WALL AREA (TOT. WALL AREA / TOT. L)		4.0 FT



1 WEST (BACK) - 4' CALCULATION
1/8" = 1'-0"



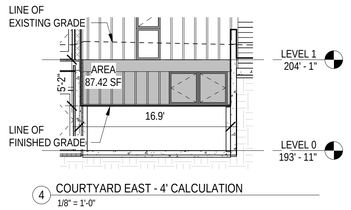
2 WEST - 4' CALCULATION
1/8" = 1'-0"



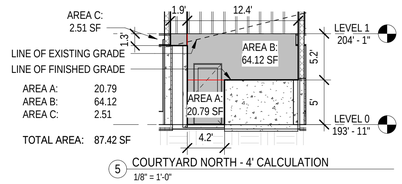
AREA A:	73.62
AREA B:	23.01
AREA C	17.21
AREA D:	4.83
AREA E:	14.80
AREA F:	11.96

TOTAL AREA: 145.43 SF

3 NORTH - 4' CALCULATION
1/8" = 1'-0"



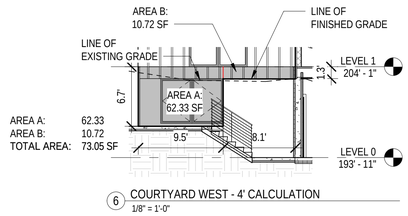
4 COURTYARD EAST - 4' CALCULATION
1/8" = 1'-0"



AREA A:	20.79
AREA B:	64.12
AREA C:	2.51

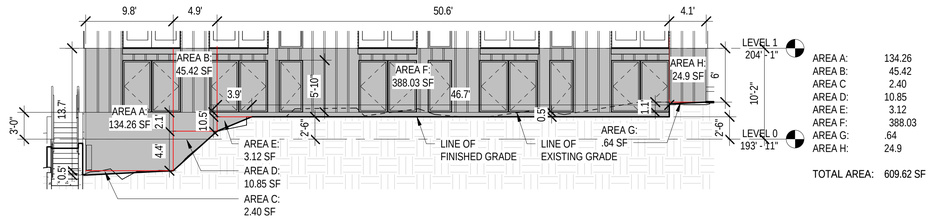
TOTAL AREA: 87.42 SF

5 COURTYARD NORTH - 4' CALCULATION
1/8" = 1'-0"



AREA A:	62.33
AREA B:	10.72
TOTAL AREA:	73.05 SF

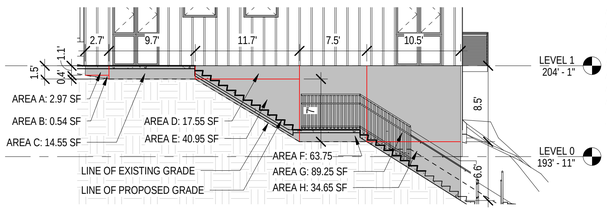
6 COURTYARD WEST - 4' CALCULATION
1/8" = 1'-0"



AREA A:	134.26
AREA B:	45.42
AREA C	2.40
AREA D:	10.85
AREA E:	3.12
AREA F:	388.03
AREA G:	.64
AREA H:	24.9

TOTAL AREA: 609.62 SF

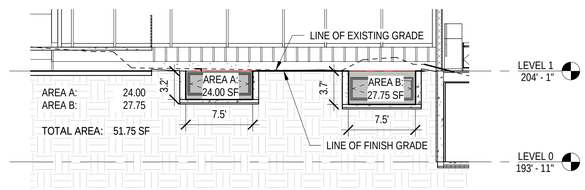
10 EAST - 4' CALCULATION Copy 1
1/8" = 1'-0"



AREA A:	2.97
AREA B:	0.54
AREA C	14.55
AREA D:	17.55
AREA E:	40.95
AREA F:	63.75
AREA G:	89.25
AREA H:	34.65

TOTAL AREA: 264.21 SF

8 SOUTH - 4' CALCUATION
1/8" = 1'-0"



AREA A:	24.00
AREA B:	27.75

TOTAL AREA: 51.75 SF

9 SOUTH (ENTRY) - 4' CALCULATION
1/8" = 1'-0"

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DAVID NEIMAN
STATE OF WASHINGTON

No.	Date	Revision
1	05/16/2019	MUP Correction 1
4	1/30/2020	Design Change

MUP SET

DPD Approval Stamp

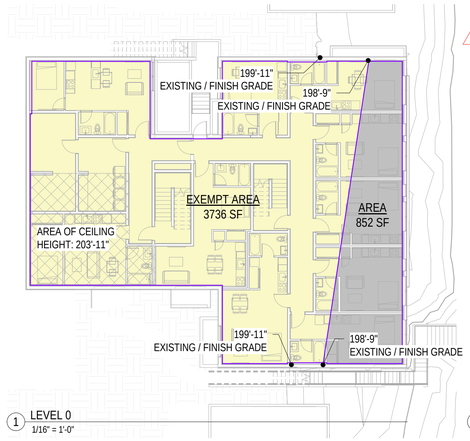
Sheet Title

PARTIALLY BELLOW GRADE STORY

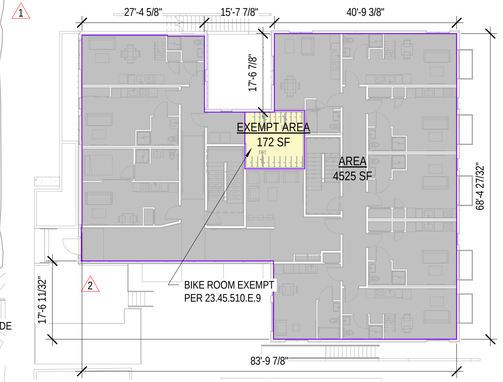
Date SEPT 26, 2019

Sheet Number

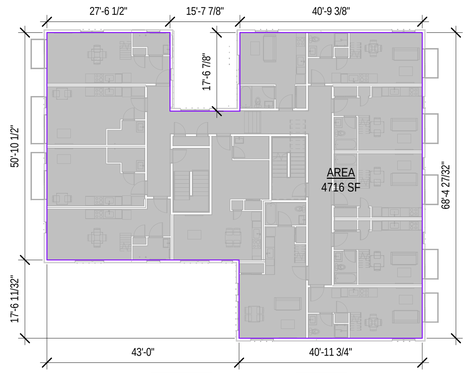
A101



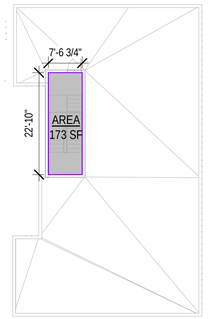
1 LEVEL 0
1/16" = 1'-0"



2 LEVEL 1
1/16" = 1'-0"



3 LEVEL 2
1/16" = 1'-0"



4 ROOF
1/16" = 1'-0"

NOTE:
PER 23.45.510.E.4: PORTION OF STORY THAT EXTEND NO MORE THAN 4FT ABOVE EXISTING / FINISHED GRADE, AS DETERMINED BY 23.86.007.B.1

- AREAS WITH CEILING HEIGHT OF 203'-11":
WHERE THE SURROUNDING GRADE IS 199' - 11" OR HIGHER ARE EXEMPT FROM FAR.

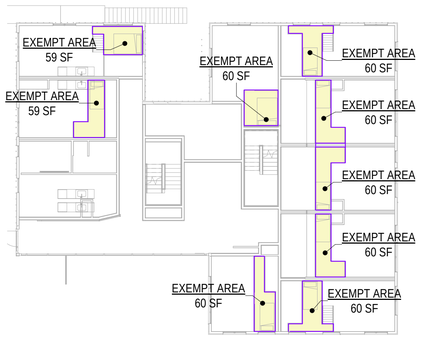
- ALL OTHER AREAS (WITH A CEILING HEIGHT OF 202'-9"): WHERE THE SURROUNDING GRADE IS 198' - 9" OR HIGHER ARE EXEMPT FROM FAR.

(SEE SHEETS A502 AND A503 FOR CEILING HEIGHTS)

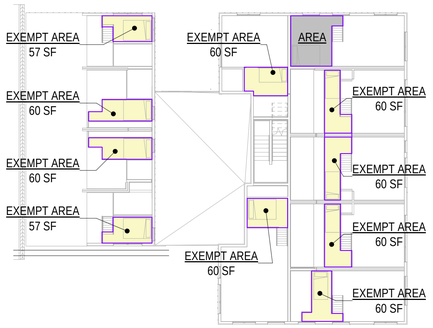
ROOF FEATURES

REQUIRED:
MAX 15% OF ROOF AREA COVERED BY PENTHOUSES

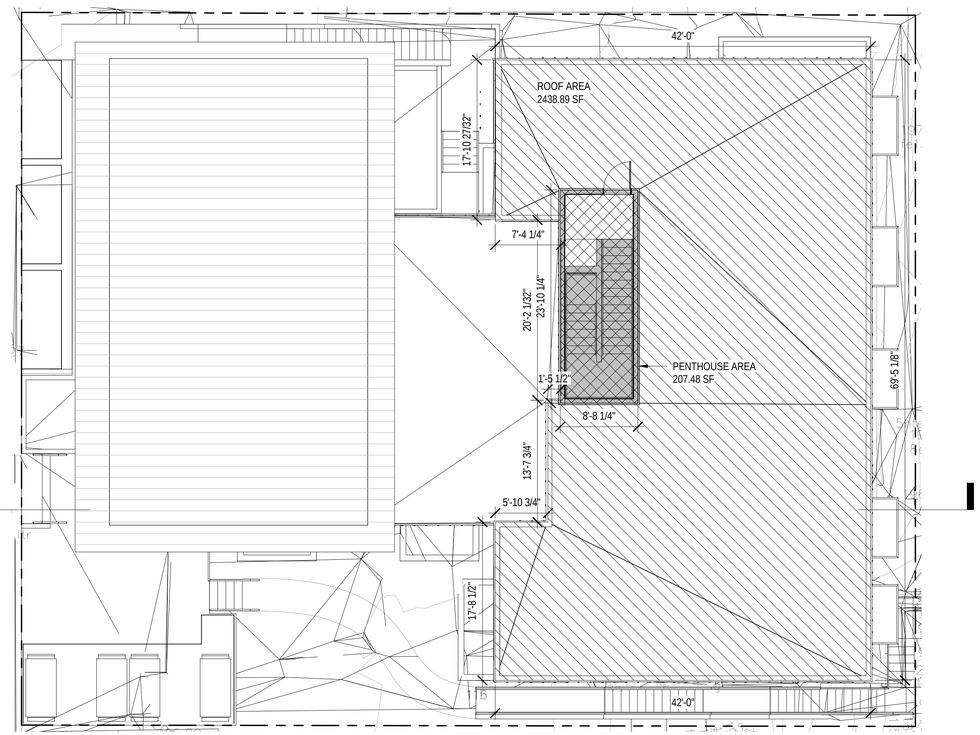
ROOF AREA	PENTHOUSE AREA	ROOF FEATURES % (PENTHOUSE AREA / ROOF AREA)
2438.89 SF	207.48 SF	8.5% (COMPLIES)



7 LEVEL 1 - LOFT
1/16" = 1'-0"



6 LEVEL 2 - LOFT
1/16" = 1'-0"



5 ROOF COVERAGE
1/8" = 1'-0"

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SDCI Director's Rule 20-2017
Page 7 of 7

1

Green Building Standards Commitment Form

Instructions ✕
1. If applying for a Master Use Permit, complete part A
2. If applying for a Building Permit, complete both parts A and B
3. Financially responsible party or owner shall sign and date
4. This Commitment shall be embedded on permit plan set
Please Print

SDCI Project Number	3026875
Project Address	3959+3965 Fremont Ave N
Property Owner or Financially Responsible Party - Name	Vann Lanz
Property Owner or Financially Responsible Party - Business Name	
Address	8015 SE 60TH St
City/State/Zip	Mercer Island, WA 98040
Email	vann@valerenw.com

Part A - Prior to issuance of Master Use Permit or Building Permit

I agree to meet the green building standards pursuant to SMC 23.58D and Director's Rule 20-2017 by certifying the project under the selected building industry certification programs and building the proposed project to achieve an annual energy use of at least 15 percent lower than the standard reference design calculated in the 2015 Seattle Energy Code.

Select one building industry certification program:
- Leadership in Energy and Environmental Design (LEED) for Building Design and Construction Gold, version 4
- LEED for Homes, Gold, version 4
- Built Green 4 Star, single family new construction checklist WSEC 2015 (6/19/2017)
- Built Green 4 Star, multifamily new construction checklist 2017
- Passive House Institute (PHI), Passive House Planning Package (PHPP) version 8.5 or 9 (2015)
- Passive House Institute US (PHIUS), version PHIUS + 2015
- Living Building Challenge (LBC) - Zero Energy Certification
- LBC Living Certification version 3.1
- Evergreen Sustainable Development Standard (ESDS), version 3.0

I acknowledge the compliance requirements in SMC 23.58D.004, and shall submit documentation from the selected certification program within 180 days from the issuance of the final certificate of occupancy (COO) or final inspection, if no COO is required. I acknowledge the requirements in SMC 23.58D.006, that failure to submit the certification report within 180 days, or by such later date as may be allowed by the director shall result in penalties of $500 per day and up to a maximum penalty of 2 percent of construction value.

Part B - Prior to issuance of Building Permit

To ensure compliance with the selected building industry certification program, the referenced project has been registered or enrolled. The registration number or enrollment ID is _____

Property Owner or Financially Responsible Party Signature — Date: 4-18-19

Seattle Public Utilities

October 26, 2018

David Neiman
Neiman Taber Architects

Dear David,

Thank you for submitting to SPU the solid waste service plans for the proposed project at **3959 Fremont Avenue N.**, subject to review by the Seattle Department of Construction and Inspections (SDCI) as Permit **#3026875.**

SPU has reviewed your solid waste plans and approves the following conditions:

33 units – 22 apts; 10 SEDUs
2 solid waste storage areas, directly accessed by driver:
1 interior storage area
1 exterior enclosure
Both have alley access; dumpsters stored within 50' of the truck.
Services 1x/wk:
2, 2yd REC
2, yd GBG
2, 96 F&YW carts

Please work with the assigned SDCI zoning reviewer to adopt this plan. If the attached drawings differ from the MUP drawings, you will need to update your application to consistently reflect the proposal.

Sincerely,

Angela Wallis
Seattle Public Utilities
(206) 684-4166
angela.wallis@seattle.gov

FAR COUNTS		
LEVEL	AREA	FAR
LEVEL 0	852 SF	0.11
LEVEL 1	4525 SF	0.57
LEVEL 2	4716 SF	0.59
LEVEL 2 - LOFT	110 SF	0.01
ROOF TOP PLATE	173 SF	0.02
	10375 SF	1.30

FLOOR AREA RATIO	
LOT SIZE	8000 SF
FAR ALLOWABLE	1.30
PROPOSED FLOOR AREA RATIO	10279 SF / 8000 SF
FAR TOTAL	1.28

GROSS BUILDING AREA	
TOTAL FAR AREA	10279 SF
TOTAL FAR EXEMPT AREA	3895 SF
TOTAL BUILDING AREA	14174 SF

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DAVID NEIMAN
STATE OF WASHINGTON

No.	Date	Revision
1	05/16/2019	MUP Correction 1
2	7/22/2019	MUP Correction 2
4	1/30/2020	Design Change

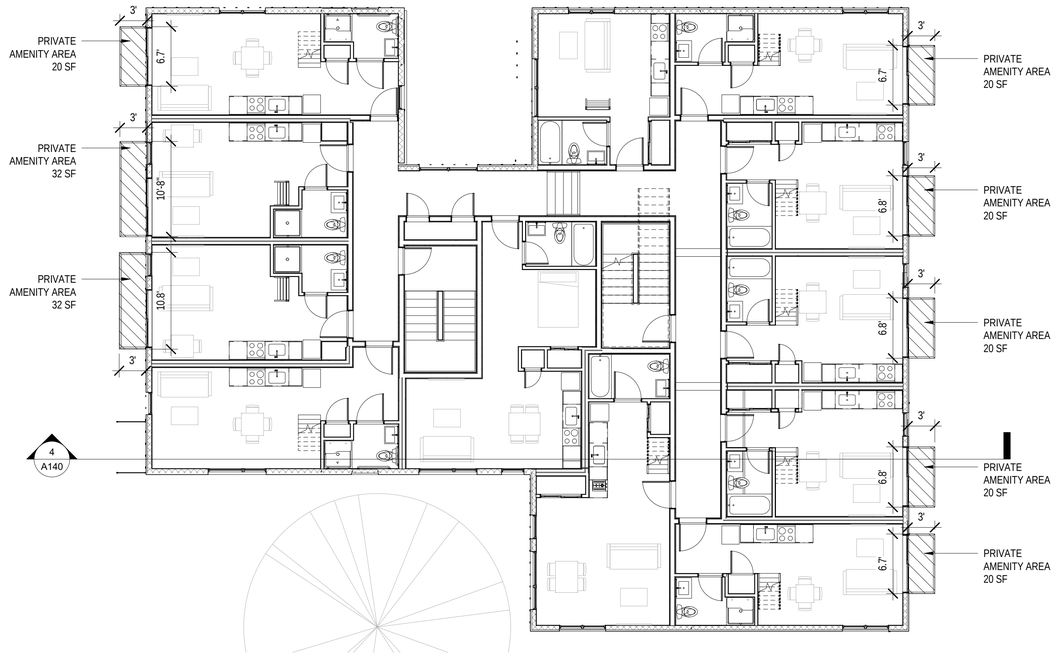
MUP SET

DPD Approval Stamp

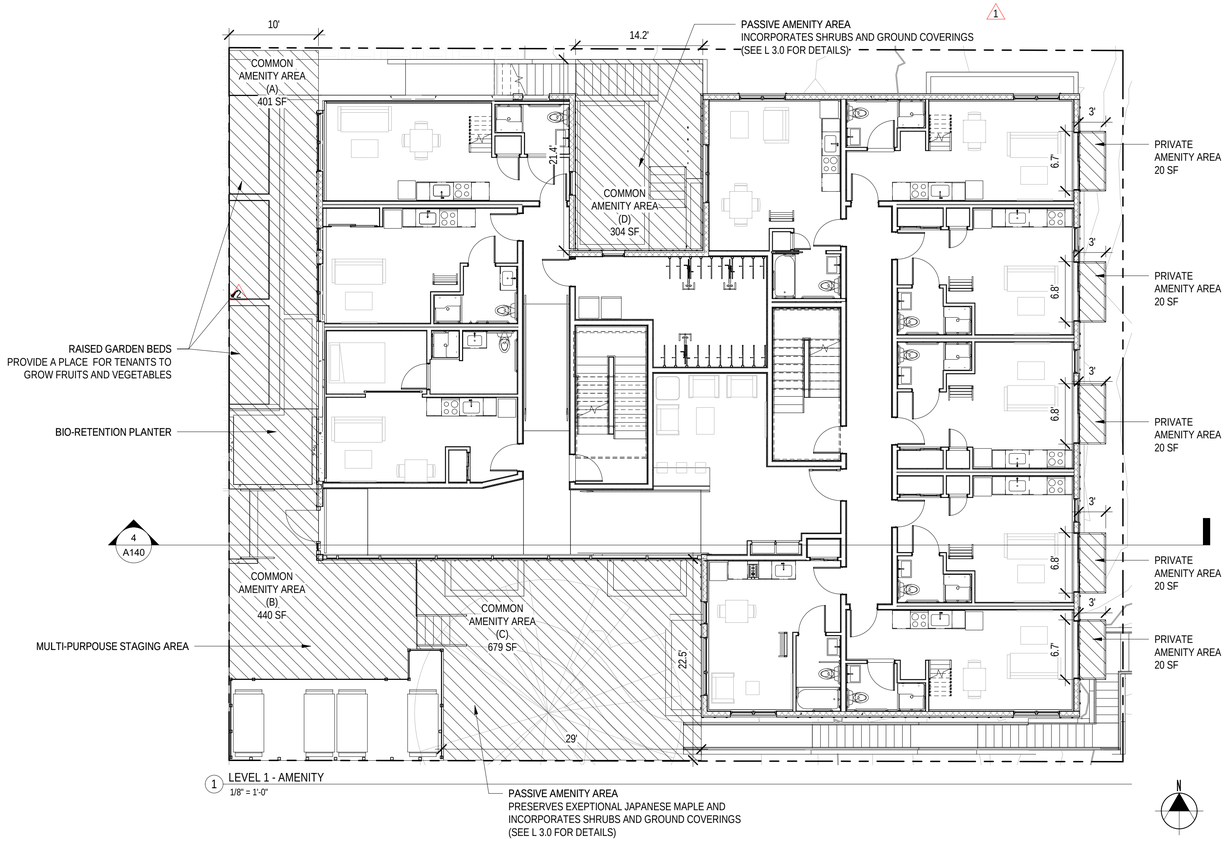
Sheet Title
CODE COMPLIANCE - FAR

Date SEPT 26, 2019

Sheet Number
A110



2 LEVEL 2 - AMENITY
1/8" = 1'-0"



1 LEVEL 1 - AMENITY
1/8" = 1'-0"

AMENITY AREA SUMMARY - MULTI-FAMILY

RESIDENT AMENITIES		
REQUIRED TOTAL AMENITY - 25% OF LOT AREA AT GRADE - 50 OF REQ'D AMENITY	LOT AREA 8,000 SF	REQUIRED 2,000 SF 1,000 SF
PROVIDED A - REAR YARD B - ENTRY C - EXEPTIONAL TREE D - COURTYARD E - PRIVATE BALCONIES F - PRIVATE BALCONIES		AREA 401 SF (AT GRADE) 440 SF (AT GRADE) 679 SF (AT GRADE) 304 SF (LEVEL 0) 100 SF (LEVEL 1) 184 SF (LEVEL 2)
TOTAL AMENITY AREA AT GRADE		1520 SF (COMPLIES)
TOTAL AMENITY AREA		2108 SF (COMPLIES)

1

NOTE:
HOUSE RULES TO BE POSTED NEAR ALLEY AND FREMONT AVE ENTRANCES:

OUT OF RESPECT FOR OUR NEIGHBORS WE ASK THE YOU OBSERVE THE FOLLOWING RULES

1. PLEASE USE THE ENTRANCE ALONG FREMONT AVE WHENEVER POSSIBLE
2. PLEASE USE THE FREMONT AVE ENTRANCE FOR DELIVERIES AND RIDE SHARE PICKUP AND DROPOFF
3. PLEASE PICK UP AFTER YOUR PETS AND USE THE DESIGNATED PET WASTE DISPOSAL BIN
4. PLEASE RESPECT QUIET HOURS: 9:00PM TO 7:00AM
5. PLEASE DO NOT BLOCK THE ALLEY.
6. PLEASE DO NOT CONGREGATE IN THE ALLEY
7. IF YOU MUST BRING A VEHICLE INTO THE ALLEY, PLEASE DRIVE SLOWLY. THE ALLEY IS USED FREQUENTLY AS A PEDESTRIAN WALKWAY.

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4	1/30/2020	Design Change

MUP SET

DPD Approval Stamp

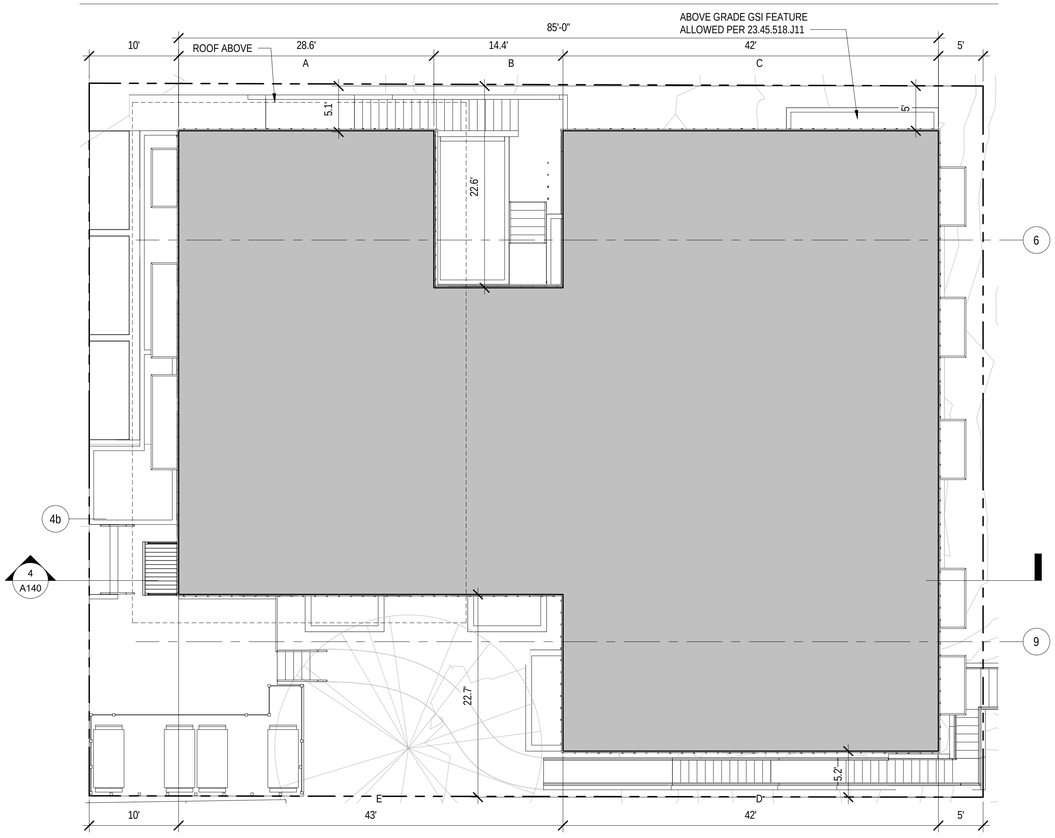
Sheet Title
CODE COMPLIANCE - AMENITY

Date SEPT 26, 2019

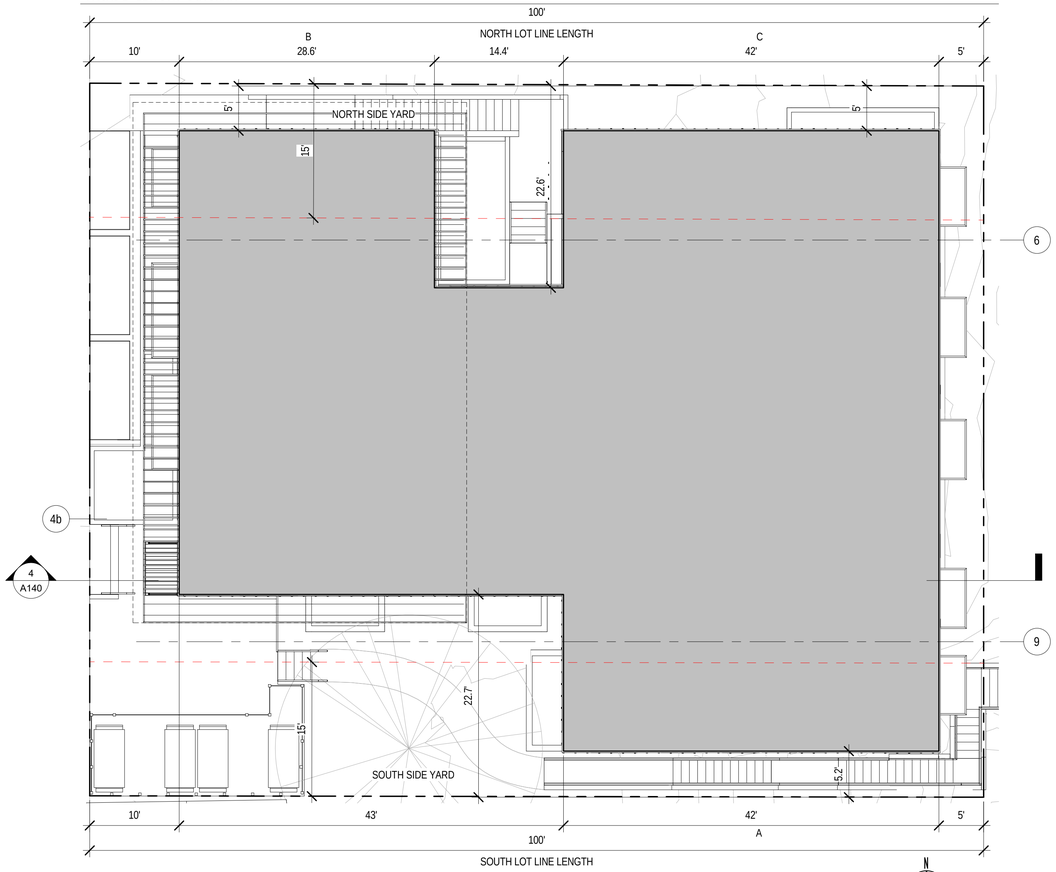
Sheet Number
A111

Date Plotted 3/26/2020 5:44:37 PM

SETBACK DIAGRAM



FACADE LENGTH DIAGRAM



AVG. SETBACK CALCULATION

NORTH FACADE			
SEGMET	LENGTH	SETBACK	L x S
A	28.50 FT	5.00 FT	142.50
B	14.40 FT	22.60 FT	325.44
C	42.00 FT	5.00 FT	210.00
TOTALS	84.90		677.94
AVERAGE SETBACK			7.99

SOUTH FACADE			
SEGMET	LENGTH	SETBACK	L x S
D	42.00 FT	5.20 FT	218.4
E	43.00 FT	22.70 FT	976.1
TOTALS	85.00		1194.5
AVERAGE SETBACK			14.05

ABOVE-GRADE GSI FEATURE ALLOWED WITHIN SETBACK IF:

NO PORTION LOCATED CLOSER THAN 2.5FT FROM SIDE LOT LINE:
SETBACK 2.5FT - COMPLIES

NO PORTION LOCATED MORE THAN 5FT INTO A FRONT OR REAR SETBACK
COMPLIES

≤ 10% COVERAGE OF ANY ONE SETBACK:
SIDE YARD SETBACK 85'x5' = 425 SF
BIO PLANTER 17'x2.5' = 42.5 SF
42.5/425 = 10% - COMPLIES

FACADE LENGTH CALCULATION

MAX. COMBINED FACADE LENGTH - SOUTH	
65% OF LOT LINE LENGTH, FOR STRUCTURES WITHIN 15' OF LOT LINE	
LOT LENGTH	100.00 FT
65% OF LOT LENGTH	65.00 FT
SEGMENT A	42.00 FT
TOTAL FACADE LENGTH	42.00 FT COMPLIES

MAX. COMBINED FACADE LENGTH - NORTH	
65% OF LOT LINE LENGTH, FOR STRUCTURES WITHIN 15' OF LOT LINE	
LOT LENGTH	100.00 FT
65% OF LOT LENGTH	65.00 FT
SEGMENT A SEGMENT B	42.00 FT 28.50 FT
TOTAL FACADE LENGTH	70.50 FT
NOTE: DEPARTURE REQUESTED FOR NORTH FACADE LENGTH. SEE SHEET A140.	

Date Plotted 3/26/2020 5:44:40 PM

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STATE OF WASHINGTON

No.	Date	Revision
1	05/16/2019	MUP Correction 1
4	1/30/2020	Design Change

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DPD Approval Stamp

Sheet Title

CODE COMPLIANCE - SETBACKS & FACADE LENGTH

Date SEPT 26, 2019

Sheet Number

A112

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ARCHITECTURE FOR THE NORTHWEST

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April 27, 2017
EDG Planners Report Response
3959 Fremont Ave N – Project #3026875

Attachment 1

City of Seattle
Response to Guidelines: MUP Application for Design Review

1. Please describe the proposal in detail, including types of uses; size of structure(s), location of structure(s), amount, location and access to parking; special design treatment of any particular physical site features (e.g., vegetation, watercourses, slopes), etc

The proposed design is a three-story apartment building with 32 sleeping units. The site is midblock and is 8,000 SF; total gross SF of proposed building is 14,012 SF. Structure height is 40' from average grade, including stair penthouses and roof mechanical. The design proposal does not include parking. There is an alley abutting the site at the west end, and a steep slope SDOT ROW between the site and Fremont Ave N. Special design treatment includes bio-retention planters for on-site stormwater management, cleaning and revegetating the SDOT ROW, as well as building a stair from Fremont Ave N across the SDOT ROW.

2. Please describe in narrative text and on plans any specific requests for development standard departures, including specific rationale(s) and a qualitative comparison to a code-complying scheme. Include in the MUP plan set initial design response drawings with at least (4) colored and shadowed elevation drawings and site/landscape plan.

1. *Setbacks and Separations (SMC 23.45.518 I1): The Code requires that unenclosed decks and balconies may project a maximum of four (4) feet into required setbacks if each one is no closer than five (5) feet to any lot line. The applicant proposes a departure of three (3) feet for a 2-foot balcony setback from the east property line.*

The departure is requested in order to allow decks along the east face of the building, providing a useful amenity that connects building residents to the outdoors and creating additional visual interest and modulation along the east façade.

Without the departure, the project would either have no decks along the east façade, reducing the amount of additional visual interest and modulation along the east façade, or it would have to move farther to the west, reducing the amount of open space around the tree, making for a less gracious courtyard, a smaller amenity area and a less successful overall architectural concept.

DC1-A4 Views and Connections, DC2-A2 Reducing Perceived Mass, CS2-D2 Existing Site Features, DC3-A1 Interior/Exterior Fit

2. *Structure Façade Length (SMC 23.45.527B): The Code allows the structure façade length, within 15 feet of the property line, to be up to 65% of the property line which would be 65 feet at this site.*

The departure is requested in order to push the building mass further away from the exceptional tree, creating a larger entry courtyard, and minimizing disturbance to the tree canopy and root zone. The quantity of the departure has been reduced from 20' to 4', proposing a façade length of 69'.

Without the departure, the project would press farther to the south, reducing the amount of open space around the tree, making for a less gracious courtyard, a smaller amenity area and a less successful overall execution of the architectural concept.

CS2-D2 Existing Site Features; DC3-A1 Interior/Exterior Fit; DC2-A1 Site Characteristics and Uses

3. Please describe how the proposed design responds to the Early Design Guidance.

SDCI EDG Recommendations are shown in italics
Applicant responses are shown in bold

Priorities & Board Recommendations

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, SDCI staff provided the following siting and design guidance.

There are several compelling merits of Option #3, yet the design and massing approach appears unresolved as a concept and concept execution. Positive attributes include the two building masses, a central courtyard concept, reduced massing at the alley, a load and unload zone, and retaining the exceptional tree. In response to staff comments and public concerns, continue to explore Option #3 and work with the following guidance to refine the proposal.

1. *Street and alley interaction: The development is perched at the top of Fremont Avenue North steep right of way edge with the easiest access via an improved alley; however, the development should provide an enhanced physical connection to the Fremont Urban Village and Fremont Avenue North. (CS2A, B,C; PL2A; DC1A,B; DC2A; PL3A)*

   a. Despite the perceived easy access of the alley the development must create an identifiable front facade pedestrian entry on Fremont Avenue North. The front façade entrance should be recognizable and useable for residents and visitors.

   b. The existing steps between the project site and Fremont Avenue North need to be repaired or replaced in as much as SDOT will allow.

   c. Signage on Fremont must indicate the project address and other wayfinding per SDOT standards.

   d. Redesign the alley entry to be a secondary entry designed for some load and unload and delivery practicality.

   e. Omit the suggested six-foot privacy fence along the east property line.

The existing steps between the site and Fremont Ave N will be re-built, creating direct access to the building. Signage will be provided to indicate the address and wayfinding at the Fremont Ave N steps. Elements at the bottom of the steps to make the route more visually prominent and inviting will be further developed and submitted to SDOT to begin the Street Improvement Permit Process. Further detail for this element will be submitted at the recommendation phase.

There will be no fence along the east edge of the site providing an attractive and welcoming edge towards Fremont Ave N. Due to the steep slope between the site and Fremont Ave N, it is not possible to create an accessible main entry along the east façade of the building.
The accessible main entry will be along the alley and will also serve as the loading and unloading point.

2. *Safety and security: Organize the site and building elements for a sense of safety. (PL2A, B; DC4 B)*

   a. Provide sight lines in and out of the development for a sense of safety and security.

   b. Provide opportunities for eyes on the alley and the Fremont Avenue right of way by including windows, decks, and balconies, windows, and lighting.

   c. Provide pedestrian access to activate the Fremont Avenue right of way and alley right of way.

   d. Provide low level pedestrian lighting on the site. Avoid light trespass to neighboring properties.

   e. Specify low, native landscaping which melds with the restored hillside and which enhances sight lines for a sense of security.

The entry along the alley provides large amounts of transparency, allowing for sight lines towards the alley and the amenity area surrounding the japanese maple. Balconies and windows along the alley provides natural surveillance of the public way, and balconies and large windows provide views towards Fremont Ave N. The proposed pedestrian stair from Fremont Ave N provides direct access from the building enhancing the connection to the right of way. The landscape plan provides for the clearing and replanting of the slope towards Fremont Ave N, which will allow improved sight lines towards the street and sidewalk. The lighting plan proposes shielded fixtures to prevent light spilling onto neighboring properties.

3. *Architectural concept and fit in the neighborhood: Overall the concept Option #3 is an interesting concept. However, it appears overly programmed and cumbersome in some respects like a unit under the trash room on the north side, and two levels of courtyard. Use the guidance below to adjust uses, carve away height, bulk and scale and create units with light and air to respond to livability. Refine the concept proposal to create a good springboard for design choices and against which you can test design ideas. What is the big idea or inspiration for the proposal? What is the controlling design direction? For instance, at this site, based on opportunities and constraints, public comments, and site analysis the design concept could be hilltop village, cliff dwelling, community around a common courtyard, carriage house/mansion, or forest community lookout. (CS2C, PL3 A; DC1A,B,C,DC2A,B; DC3,BDC4 B,D)*

   a. Further reduce the height, bulk, and scale of the building on the alley façade.

   b. The single roof line creates too much bulk. Create a smaller scale building with lower and more traditional roof forms similar to those which predominate the neighborhood such as low and high-pitched roof forms which characterize the alley buildings.

   c. The breezeway adds bulk. Redesign the alley building, or west building, into two or three forms to reduce the bulk, consider moving the circulation to the north or south of the building and joining the units together at that location.

   d. Modulate the alley façade to express the units and uses. Modulate the building height and roof lines to reduce the building height, bulk and scale at the alley.

   e. Reduce the prominence of the trash room. The trash room façade entry plane is the same as the unit next to it. Recess the entry plane or make it less noticeable in some way. What is the small room next to it? The concrete apron in front of the trash room should be large enough to accommodate all trash on pick up day without impacting the alleyway.

   f. The alley entry appears to be a tunnel. Redesign the secondary entry concept. Open the entry to the sky and continue the entry to the front façade via the courtyard and tree.

   g. Create a one level courtyard with access to the sky and all points of the compass. The north, lower courtyard looks to be too low, dark, and dank.

   h. Create a managed pet area onsite with drainage and hose bib.

   i. The entry sequence needs to connect the alley and front façade. Expand the internal courtyard with a primary entry on Fremont and a secondary entry on the alley which could be to the south of the west building rather than the central tunnel.

   j. Reduce the scale of the east building to provide a quality entry experience and welcoming façade modulation. The entry should not feel like a tunnel entry, but more like a courtyard entry, compression is fine if there is an expansion of space a few steps away. Carve away the building to create an airy and welcoming forest edge entry. If possible, lower the building into the grade at the east façade.

   k. Create a residential community by designing informal gathering points. For instance, mail pick up, garden court, pet area, east entry patio, etc.

   l. Omit the suggested six-foot privacy fence along the east property line.

The slope of the roof along the alley has been reversed, lowering the height of the building toward the alley. An expressive roof structure has been added, which reduces its scale, and provides fine grained details which relate to the residential buildings typical of the neighborhood.

The breezeway has been removed, and the entry along the alley has been moved to the southern edge of the alley building. The entry is open towards the south, creating a natural path along the edge of the amenity area that features the preserved exceptional Japanese maple tree.

Decks are present along the alley, which modulate the façade and break down the scale. The proposed cladding is board and batten, which introduces a secondary, finer grained scale to the building as well. The detailed roof eave framing and kickers, and the highly textured walls and soffit at the entry introduce further human scale elements closest to pedestrians. The doors to the trash room will be clad in the same material as the building, camouflaging them and reducing their presence. The trash room is adjacent to the loading zone, aiding trash collection.

Decks are provided along the east façade to add depth and visual interest to the building face along Fremont Ave N. A pedestrian stair cuts across the steep slope of the SDOT ROW, providing an entry through the landscaped zone. There will be no fence along the east property line, creating an inviting edge towards Fremont Ave N, as well as an open feel towards the vegetated slope.

The entry to the building is 7' wide with generous glazing facing the Japanese maple amenity area. The mailboxes are also located in this space, which creates a natural opportunity for the residents to interact. The vegetable garden along the alley provides another place where the residents of the building can meet each other and their neighbors.

4. *Retain the exceptional tree: The exceptional tree is an asset to the site and community. CS1D1)*

   a. It appears that the exceptional tree can be retained. Provide for site circulation which allows residents to walk by the tree to enjoy its beauty and seasonal interest.

   b. Move the east building mass to the north where the entry tunnel is located and relocate access to the south to give the tree more space and to relocated the pedestrian entry into the site from the alley.

The exceptional Japanese maple will be retained and is used as the centerpiece for the amenity areas, as well as the building entry. The entry has been moved to the south of the alley structure, providing all residents views towards the Japanese maple. The pedestrian path from Fremont Ave N also passes along the Japanese maple amenity area.

The east building is pushed towards the north to provide enough space allow the canopy and the root zone to remain intact, to both preserve the health of the Japanese maple, and give it enough room to be a comfortable fit visually within the courtyard.

The existing pedestrian path that passes by the tree will be maintained. No further grading will be done near the base of the tree.

DEVELOPMENT STANDARD DEPARTURES

The recommendation on the requested departure(s) will be based on the departure's potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departure(s). The recommendation will be reserved until the final guidance.

At the time of the Early Design Guidance the following departures were requested:

1. *Setbacks and Separations (SMC 23.45.518 I1): The Code requires that unenclosed decks and balconies may project a maximum of four (4) feet into required setbacks if each one is no closer than five (5) feet to any lot line. The applicant proposes a departure of three (3) feet for a 2-foot balcony setback from the east property line.*

SDCI staff indicated that they are concerned with how the departure relates to the preservation of the exceptional tree or how it helps the project meet guidance. The reasoning is unclear. More information should be presented at the master use permit application.

The departure is requested in order to allow decks along the east face of the building, providing a useful amenity that connects building residents to the outdoors and creating additional visual interest and modulation along the east façade.

Without the departure, the project would either have no decks along the east façade, reducing the amount of additional visual interest and modulation along the east façade, or it would have to move farther to the west, reducing the amount of open space around the tree, making for a less gracious courtyard, a smaller amenity area and a less successful overall architectural concept.

DC1-A4 Views and Connections, DC2-A2 Reducing Perceived Mass, CS2-D2 Existing Site Features, DC3-A1 Interior/Exterior Fit

2. *Structure Façade Length (SMC 23.45.527B): The Code allows the structure façade length, within 15 feet of the property line, to be up to 65% of the property line which*

would be 65 feet at this site. The applicant proposes a façade length of 85 feet, a 20 foot departure. SDCI staff indicated more information is needed to understand how this departure helps better meet guidance. The request appears to relate to a trellis and not the tree. It appears there is enough room for the exceptional tree without the departure.

The departure is requested in order to push the building mass further away from the exceptional tree, creating a larger entry courtyard, and minimizing disturbance to the tree canopy and root zone. The quantity of the departure has been reduced from 20' to 4', proposing a façade length of 69'.

Without the departure, the project would press farther to the south, reducing the amount of open space around the tree, making for a less gracious courtyard, a smaller amenity area and a less successful overall execution of the architectural concept.

CS2-D2 Existing Site Features; DC3-A1 Interior/Exterior Fit; DC2-A1 Site Characteristics and Uses

3. *Setbacks and Separations (SMC 23.45.518 I1): The Code requires facades to be seven (7) foot average and five (5) feet minimum. The applicant proposes five (5) feet minimum and five (5) foot average side setback for a two (2) foot average setback departure.*

SDCI staff indicated more information is needed to understand how this departure helps better meet guidance. It appears there is enough room for the exceptional tree without the departure.

The departure is not being requested any longer.

DESIGN REVIEW GUIDELINES

The priority guidelines identified by the Board as Priority Guidelines are summarized below, while all guidelines remain applicable. For the full text please visit the Design Review website.

CONTEXT & SITE

CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.

CS1-A Energy Use
CS1-A-1. Energy Choices: At the earliest phase of project development, examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions.

CS1-B Sunlight and Natural Ventilation
CS1-B-1. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.
CS1-B-2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.
CS1-B-3. Managing Solar Gain: Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

CS1-C Topography
CS1-C-1. Land Form: Use natural topography and desirable landforms to inform project design.
CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site.

CS1-D Plants and Habitat
CS1-D-1. On-Site Features: Incorporate on-site natural habitats and landscape elements into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.
CS1-D-2. Off-Site Features: Provide opportunities through design to connect to off-site habitats such as riparian corridors or existing urban forest corridors. Promote continuous habitat, where possible, and increase interconnected corridors of urban forest and habitat where possible.

CS1-E Water
CS1-E-1. Natural Water Features: If the site includes any natural water features, consider ways to incorporate them into project design, where feasible
CS1-E-2. Adding Interest with Project Drainage: Use project drainage systems as opportunities to add interest to the site through water-related design elements.

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-A Location in the City and Neighborhood
CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.
CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

CS2-B Adjacent Sites, Streets, and Open Spaces
CS2-B-1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.
CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.
CS2-B-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.

CS2-C Relationship to the Block

CS2-C-1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.
CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.
CS2-C-3. Full Block Sites: Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design.

CS2-D Height, Bulk, and Scale
CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.
CS2-D-2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.
CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.
CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.
CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.

CS3-A Emphasizing Positive Neighborhood Attributes
CS3-A-1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.
CS3-A-2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.
CS3-A-3. Established Neighborhoods: In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.
CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

CS3-B Local History and Culture
CS3-B-1. Placemaking: Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.

CS3-B-2. Historical/Cultural References: Reuse existing structures on the site where feasible as a means of incorporating historical or cultural elements into the new project.

PUBLIC LIFE

PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.

PL1-A Network of Open Spaces
PL1-A-1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.
PL1-A-2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

PL1-B Walkways and Connections
PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.
PL1-B-2. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.
PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

PL1-C Outdoor Uses and Activities
PL1-C-1. Selecting Activity Areas: Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.
PL1-C-2. Informal Community Uses: In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer's markets, kiosks and community bulletin boards, cafes, or street vending.
PL1-C-3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety.

PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2-A Accessibility
PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.
PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges.

PL2-B Safety and Security

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No.	Date	Revision

MUP SET

DPD Approval Stamp

Sheet Title
CODE COMPLIANCE - ATTACHMENT 1

Date SEPT 26, 2019

Sheet Number
A115

PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.
PL2-B-2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.
PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

PL2-C Weather Protection
PL2-C-1. Location and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.
PL2-C-2. Design Integration: Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.
PL2-C-3. People-Friendly Spaces: Create an artful and people-friendly space beneath building.

PL2-D Wayfinding
PL2-D-1. Design as Wayfinding: Use design features as a means of wayfinding wherever possible.
The building has been designed for all points of arrival for pedestrians and bicyclists to come from 15th Ave NW, where grade is level, safety and visibility as greatest, and the connection to rapid transit is most direct.

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.
PL3-A Entries
PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.
PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.
PL3-A-3. Individual Entries: Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.
PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

PL3-B Residential Edges
PL3-B-1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.
PL3-B-2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.
PL3-B-3. Buildings with Live/Work Uses: Maintain active and transparent facades in the design of live/work residences. Design the first floor so it can be adapted to other commercial use as needed in the future.
PL3-B-4. Interaction: Provide opportunities for interaction among residents and neighbors.

PL3-C Retail Edges
PL3-C-1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

PL3-C-2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.
PL3-C-3. Ancillary Activities: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

PL4 Active Transportation: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

PL4-A Entry Locations and Relationships
PL4-A-1. Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel.
PL4-A-2. Connections to All Modes: Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

PL4-B Planning Ahead for Bicyclists
PL4-B-1. Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.
PL4-B-2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.
PL4-B-3. Bike Connections: Facilitate connections to bicycle trails and infrastructure around and beyond the project.

PL4-C Planning Ahead For Transit
PL4-C-1. Influence on Project Design: Identify how a transit stop (planned or built) adjacent to or near the site may influence project design, provide opportunities for placemaking.
PL4-C-2. On-site Transit Stops: If a transit stop is located onsite, design project-related pedestrian improvements and amenities so that they complement any amenities provided for transit riders.
PL4-C-3. Transit Connections: Where no transit stops are on or adjacent to the site, identify where the nearest transit stops and pedestrian routes are and include design features and connections within the project design as appropriate.

DESIGN CONCEPT

DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.

DC1-A Arrangement of Interior Uses
DC1-A-1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.
DC1-A-2. Gathering Places: Maximize the use of any interior or exterior gathering spaces.
DC1-A-3. Flexibility: Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.
DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

DC1-B Vehicular Access and Circulation
DC1-B-1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.
DC1-B-2. Facilities for Alternative Transportation: Locate facilities for alternative transportation in prominent locations that are convenient and readily accessible to expected users.

DC1-C Parking and Service Uses
DC1-C-1. Below-Grade Parking: Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.
DC1-C-2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.
DC1-C-3. Multiple Uses: Design parking areas to serve multiple uses such as children's play space, outdoor gathering areas, sports courts, wooner, or common space in multifamily projects.
DC1-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-A Massing
DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.
DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

DC2-B Architectural and Facade Composition
DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.
DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where exposes of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

DC2-C Secondary Architectural Features
DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).
DC2-C-2. Dual Purpose Elements: Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.
DC2-C-3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.

DC2-D Scale and Texture
DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept
DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materia to strive for a fine-grained scale, or "texture," particularly at the street level and other areas where pedestrians predominate.

DC2-E Form and Function
DC2-E-1. Legibility and Flexibility: Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility int the building so that it may remain useful over time even as specific programmatic needs evolve.

DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.

DC3-A Building-Open Space Relationship
DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

DC3-B Open Space Uses and Activities
DC3-B-1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to mee the needs of expected users, ensuring each space has a purpose and function.
DC3-B-2. Matching Uses to Conditions: Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities.
DC3-B-3. Connections to Other Open Space: Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.
DC3-B-4. Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

DC3-C Design
DC3-C-1. Reinforce Existing Open Space: Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept that other projects can build upon in the future.
DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.
DC3-C-3. Support Natural Areas: Create an open space design that retains and enhances onsite natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife.

DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.

DC4-A Exterior Elements and Finishes

DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.
DC4-A-2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions.

DC4-B Signage
DC4-B-1. Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.
DC4-B-2. Coordination with Project Design: Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

DC4-C Lighting
DC4-C-1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.
DC4-C-2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

DC4-D Trees, Landscape, and Hardscape Materials
DC4-D-1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.
DC4-D-2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.
DC4-D-3. Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.
DC4-D-4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

DC4-E Project Assembly and Lifespan
DC4-E-1. Deconstruction: When possible, design the project so that it may be deconstructed at the end of its useful lifetime, with connections and assembly techniques that will allow reuse of materials.

Other notable changes in response to design guidelines:

- **The project preserves the existing exceptional Japanese maple and its connection to the alley. It is also the focal point of the entry sequence, both from the alley, as well as the pedestrian access from Fremont Ave N. The SDOT ROW slope will be cleared and revegetated, enhancing the pedestrian experience along Fremont Ave N.**

- **The building massing is taller and more intensive along the east half of the site, which overlooks Fremont Ave N. The scale is reduced towards the west (and the zone transition), both in height and width to better integrate with the scale of the single family residences across the alley. The Japanese maple acts as a buffer element for the single family residence situated across the southern property line.**

- **The project uses board and batten siding, which creates a visual texture that is sympathetic with the fine grained residential scale of the neighborhood, as well as balconies along the alley and Fremont Ave N to break down the massing and scale. Secondary features, such as an expressive roof overhang and entryway, are used along the alley, which add another level of secondary detail and reflect the smaller scale residential character of the neighborhood.**

- **The main entry to the building is situated along the alley in order to provide a unified accessible entry point for all residents. A secondary pathway leads down to Fremont Ave N providing a convenient link between the transit stop and the building**

- **Generous glazing along the east façade provides good sightlines towards Fremont Ave N, which is aided by the proposed clearing and replanting of the vegetated slope separating the site and the street. The main entry along the alley provides generous glazing, which allows for good sightlines in and out of the building. Adequate lighting is proposed to clearly and attractively illuminate the pedestrian paths and amenity areas, while shielding the fixtures from disturbing the neighboring properties.**

- **The eaves of the building are extended along the alley to provide protection at the main entry and where the pedestrian activity will be greatest. The entry is covered, but open towards the Japanese maple amenity area to provide an attractive yet protected path for residents. The cladding and roof structure are integrated into a whole by continuing the batten lines to the roof structure, which provides interest, as well as a coherent language for the whole building. A material change at the entry provides an added wayfinding element, as well as a sense of warmth.**

- **The entry is set 10' back from the alley, which creates a buffer between the private and public spaces.**

- **The building has been designed with large amounts of glazing and high window operability, to allow for daylighting as well as natural ventilation. The west façade provides generous overhangs to provide solar protection.**

- **The main entry along the alley provides an accessible point of entry for all residents of the project, and is situated around the existing exceptional Japanese maple. The bike room is located adjacent to the building entry, providing easy access to all residents. A pedestrian stair will directly connect the site to Fremont Ave N, and provide a direct connection to the bus stop at the street.**

- **The main entry features a carving away of the building massing as well as a material change and exposed structure that provides visual interest and a clear point of arrival. The lobby has generous windows that provide a visual connection to the alley and to the adjacent amenity area.**

- **The building is situated around the existing exceptional Japanese maple, which is the focal point of the buildings entry sequence, as well the amenity areas. The scheme preserves the views of the Japanese maple from the alley. The east façade provides generous glazing that overlooks the vegetated SDOT ROW, which will be cleared of invasive species and replanted w/ native vegetation.**

- **The building entry faces south and opens up towards the amenity area surrounding the existing Japanese maple. The courtyard proportions allow for a generous setting for the tree. Planters for edible and ornamental plants are provided along the alley, providing the opportunity to interact with the neighbors and contribute to the pedestrian streetscape.**

- **The cladding is board and batten, which introduces texture the massing of the building, and balconies along the alley and Fremont Ave N provide further modulation and scale breakdown. The mass along the alley introduces secondary elements of exposed structure along the roof, as well the entry. These board and batten, as well as the secondary elements all work in unison, providing a coherent whole and human scale.**

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7236 REGISTERED ARCHITECT DAVID NEIMAN STATE OF WASHINGTON

No.	Date	Revision

MUP SET

DPD Approval Stamp

Sheet Title
CODE COMPLIANCE - ATTACHMENT I

Date SEPT 26, 2019

Sheet Number
A116

SLEEPING ROOM DIAGRAM KEY

BOUNDING LINE FOR TOTAL FLOOR AREA OF UNIT PER SMC 23.42.048.B.2

SF — AREA INCLUDED IN LIVING ROOM NET FLOOR AREA CALCULATION PER SMC 23.42.048.B.1

SF — ADDITIONAL FLOOR AREA

NOTES:
1. CALCULATIONS BASED ON SDCI DR 9-2017
2. CEILING HEIGHT FOR CF STORAGE CALCULATION IS 7.44'
3. CEILING HEIGHT FOR CF STORAGE CALCULATION AT LOFTS IS 6.92'
3. DIMS ARE TO FACE OF FINISH

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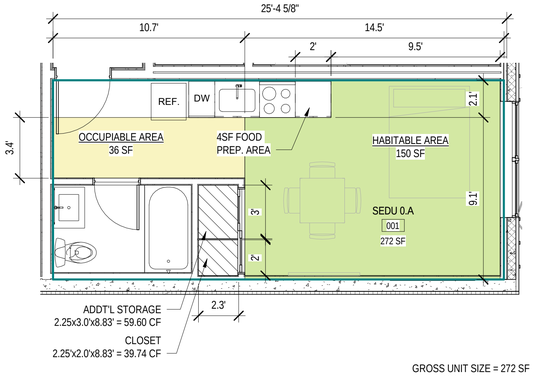
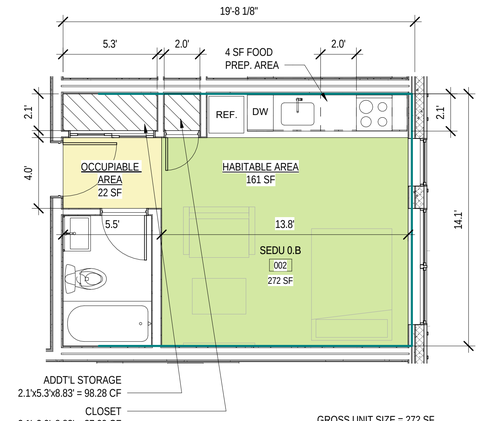


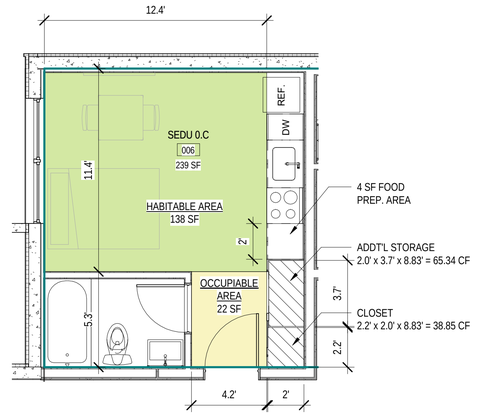
GROSS UNIT SIZE = 272 SF
NET FLOOR AREA = 186 SF
STORAGE: 59.60 + 39.74 = 99.34 CF

1 SEDU 0.A - UNITS 001, MIRRORED 005
1/4" = 1'-0"



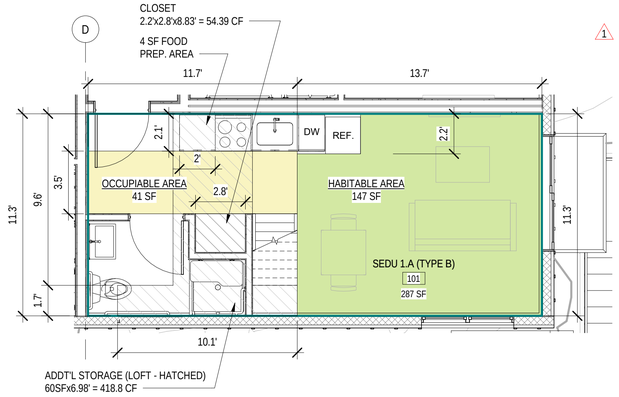
GROSS UNIT SIZE = 272 SF
NET FLOOR AREA = 183 SF
STORAGE: 37.09+98.28 = 135.37 CF

2 SEDU 0.B - 002, 004, MIRRORED 003
1/4" = 1'-0"



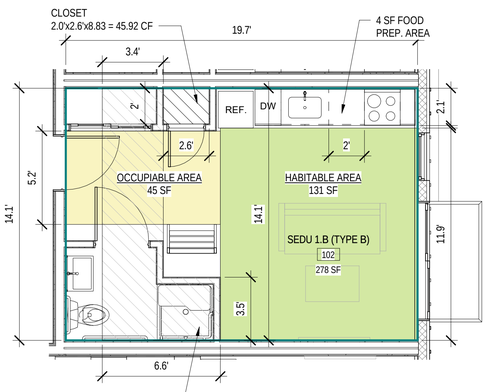
GROSS UNIT SIZE = 239 SF
NET FLOOR AREA = 160 SF
STORAGE: 65.34 + 38.85 = 104.19 CF

3 SEDU 0.C - UNIT 006
1/4" = 1'-0"



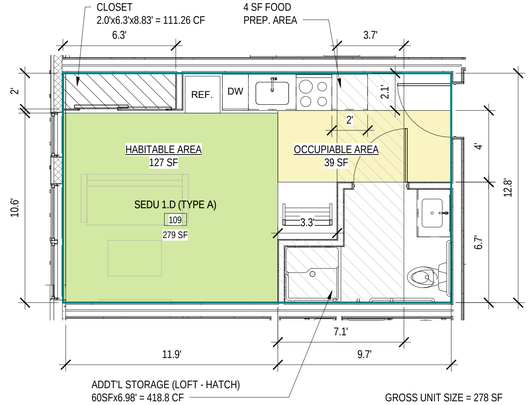
GROSS UNIT SIZE = 287 SF
NET FLOOR AREA = 188 SF
STORAGE: 54.39 + 418.8 = 473.19 CF

4 SEDU 1.A - UNITS 101 MIRRORED 105 (UNIT 201 & 205 SIM)
1/4" = 1'-0"



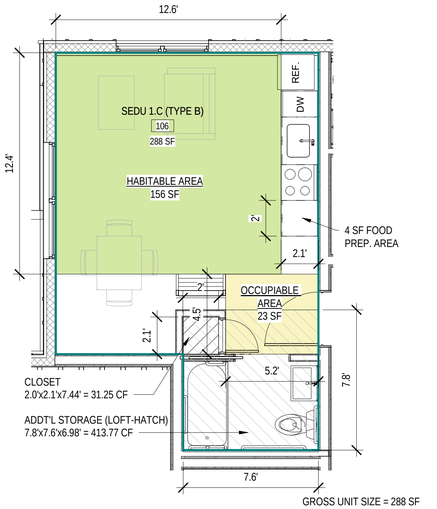
GROSS UNIT SIZE = 278 SF
NET FLOOR AREA = 176 SF
STORAGE: 45.92+418.8 = 464.72 CF

5 SEDU 1.B - UNITS 102, 104, MIRRORED 103
1/4" = 1'-0"



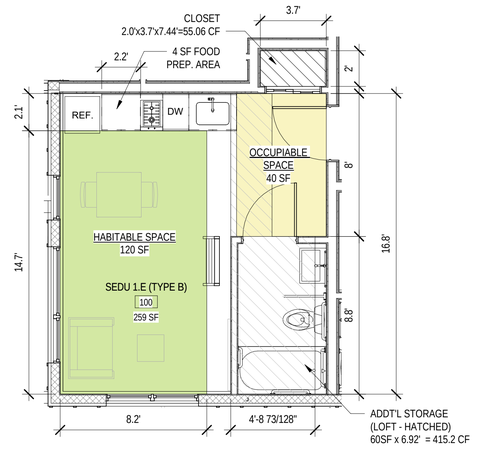
GROSS UNIT SIZE = 278 SF
NET FLOOR AREA = 166 SF
STORAGE: 111.26 + 418.8= 530.1 CF

6 SEDU 1.D (TYPE A)- UNIT 109
1/4" = 1'-0"



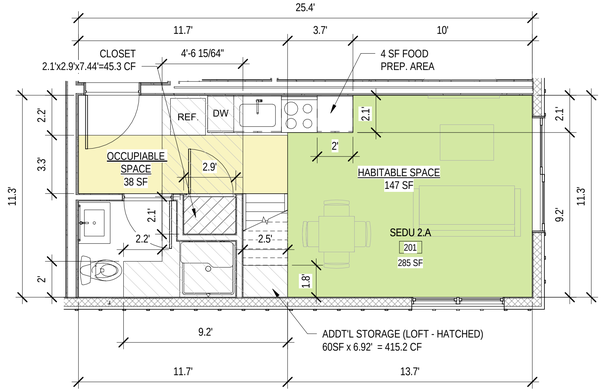
GROSS UNIT SIZE = 288 SF
NET FLOOR AREA = 179 SF
STORAGE: 31.25 + 413.77 = 445.02 CF

7 SEDU 1.C - UNITS 106
1/4" = 1'-0"



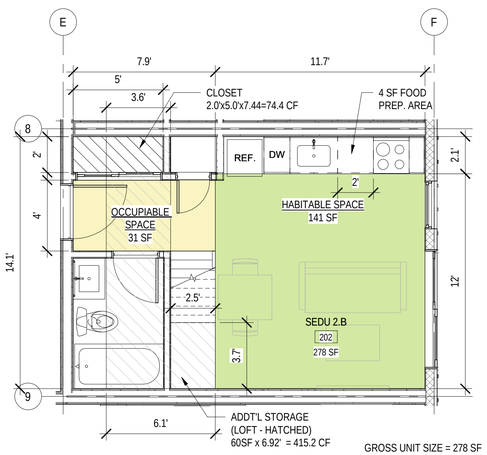
GROSS UNIT SIZE = 259 SF
NET FLOOR AREA = 180 SF
STORAGE: 55.06 CF + 415.2 CF = 470.26 CF

8 SEDU 1.E - UNIT 100
1/4" = 1'-0"



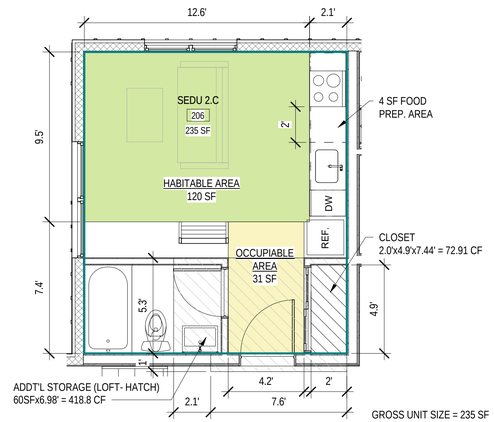
GROSS UNIT SIZE = 285 SF
NET FLOOR AREA = 185 SF
STORAGE: 45.3 CF + 415.2 CF = 460.5 CF

9 SEDU 2.A - UNITS 201, MIRRORED 205
1/4" = 1'-0"



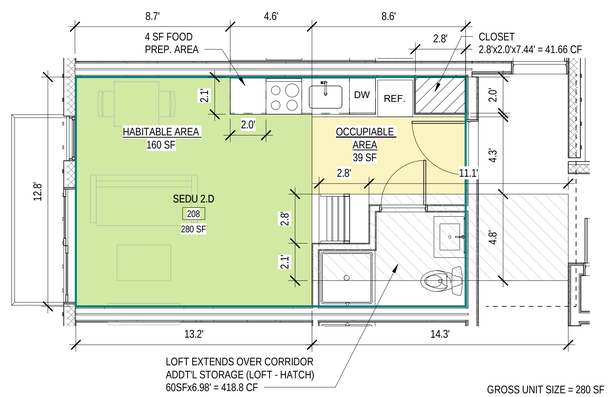
GROSS UNIT SIZE = 278 SF
NET FLOOR AREA = 172 SF
STORAGE: 74.4 CF + 415.2 CF = 489.6 CF

10 SEDU 2.B - UNIT 202, 204, MIRRORED 203
1/4" = 1'-0"



GROSS UNIT SIZE = 235 SF
NET FLOOR AREA = 151 SF
STORAGE: 72.91 + 418.8 = 491.71 CF

11 SEDU 2.C - UNIT 206
1/4" = 1'-0"



GROSS UNIT SIZE = 280 SF
NET FLOOR AREA = 199 SF
STORAGE: 41.66+418.8 = 460.5 CF

12 SEDU 2.D - UNITS 208, MIRRORED 209
1/4" = 1'-0"

Date Plotted 3/26/2020 5:44:52 PM

7236 REGISTERED ARCHITECT
DAVID NEIMAN
STATE OF WASHINGTON

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1	05/16/2019	MUP Correction 1
4	1/30/2020	Design Change

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Sheet Title
CODE COMPLIANCE - SEDU DIAGRAMS

Date SEPT 26, 2019

Sheet Number
A122

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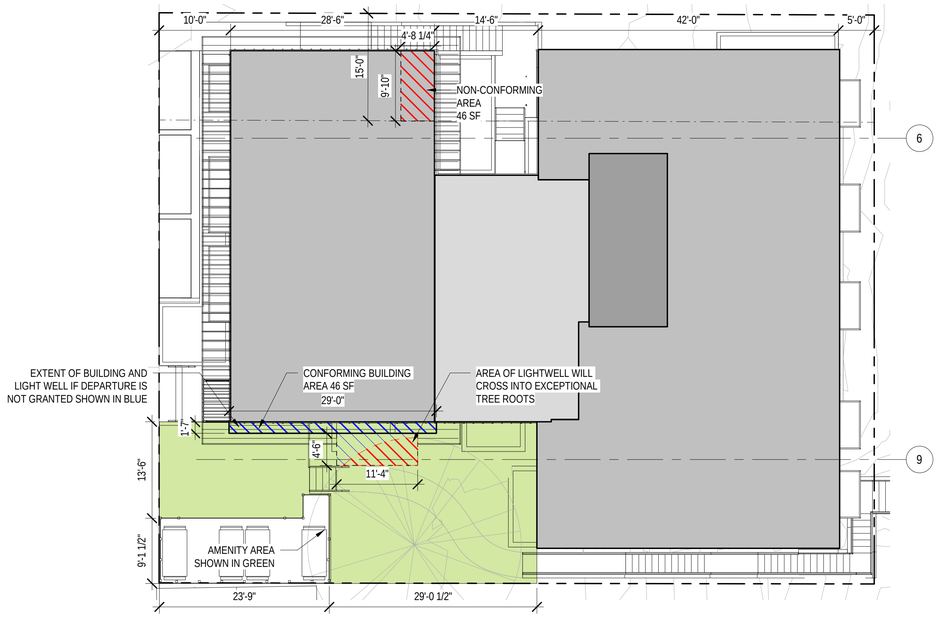
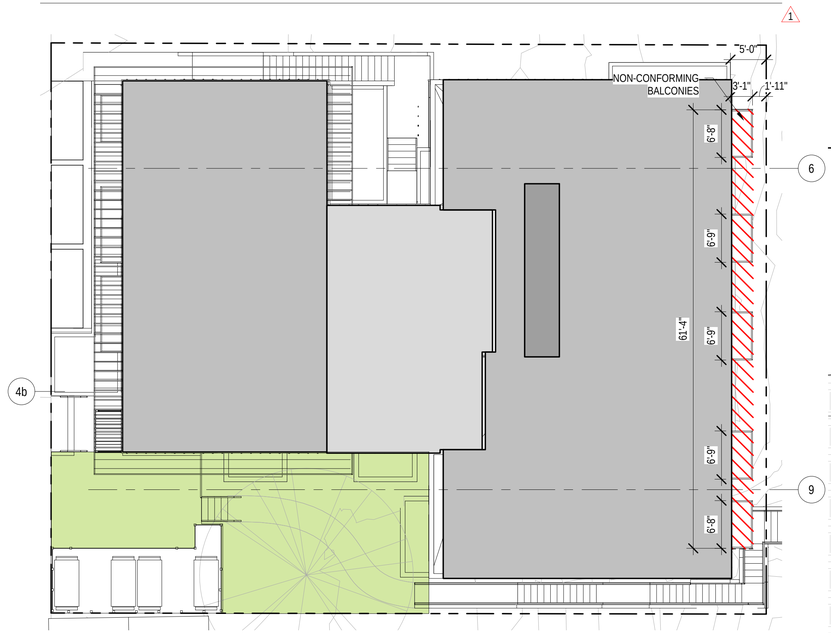
DEPARTURE #1 - FACADE LENGTH



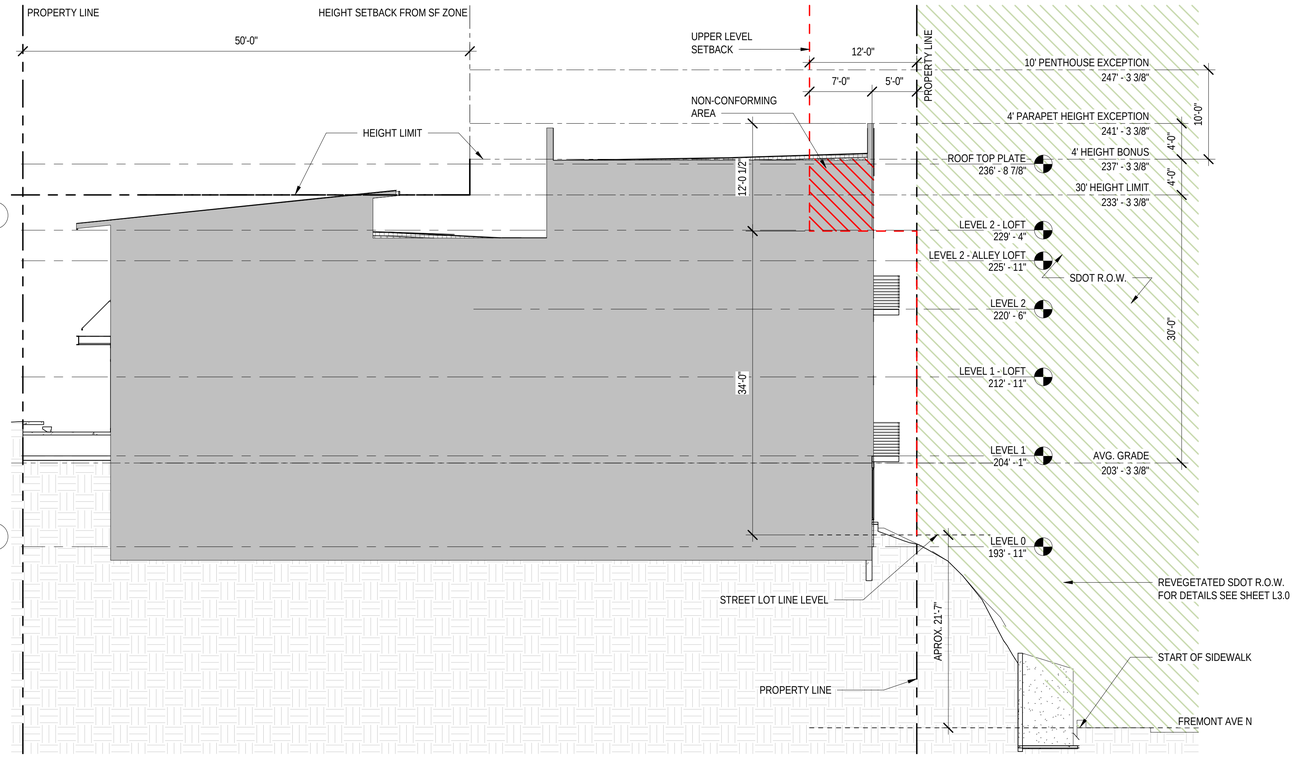
REQUESTED DEVELOPMENT STANDARD DEPARTURES

	STANDARD	REQUIREMENT	REQUEST	JUSTIFICATION	GUIDELINE	REQUIRED	PROVIDED	AMOUNT	RECOMMENDATION
1	23.45.527.B1 FACADE LENGTH LIMITS IN LR ZONES	MAX. FACADE LENGTH 65% OF LOT LINE LENGTH WITHIN 15' OF LOT LINE.	INCREASE THE MAX. FACADE LENGTH TO 70.5% OF LOT LINE LENGTH.	CREATE AN OPEN SPACE THAT ENHANCES THE EXCEPTIONAL JAPANESE MAPLE, ALLOWING FOR A WELL BALANCED RELATIONSHIP TO THE BUILDING AND THE NEIGHBORHOOD.	DC3.C.3: SUPPORT NATURAL AREAS. DC3.A.1: INTERIOR/EXTERIOR FIT. DC3.C.2: AMENITIES AND FEATURES.	65' COMBINED FACADE LENGTH ALONG NORTH PROPERTY LINE.	70.5' COMBINED FACADE LENGTH ALONG NORTH PROPERTY LINE.	+5.5%	-
2	23.45.518.I1 SETBACKS AND SEPARATIONS	BALCONIES MAY PROJECT A MAXIMUM OF 4' INTO A SETBACK, NO CLOSER TO 5' TO ANY LOT LINE.	ALLOW BALCONIES WITHIN 1'-10" OF THE FRONT LOT LINE.	CREATE A FUNCTIONAL AMENITY SPACE AND ALLOWING FOR A WELL BALANCED RELATIONSHIP BETWEEN THE BUILDING AND THE NEIGHBORHOOD. ADD VISUAL DEPTH AND INTEREST ALONG THE FREMONT AVE N FACADE.	DC3.A.1: INTERIOR/EXTERIOR FIT. DC3.C.2: AMENITIES AND FEATURES. DC2.C.1: VISUAL DEPTH AND INTEREST.	5' BALCONY SETBACK TO ANY LOT LINE.	1'-10" BALCONY SETBACK ALONG FRONT LOT LINE.	-60%	-
3	23.45.518.L1 SETBACKS AND SEPARATIONS	FOR STREET LOT LINES, STRUCTURES WITH A 30 FT HEIGHT LIMIT, REQUIRE AN UPPER-LEVEL SETBACK OF 12 FT ABOVE THE HEIGHT OF 34 FT.	ALLOW AN UPPER-LEVEL SETBACK OF 0 FT ALONG THE FREMONT ST FACADE.	GRANTING THIS DEPARTURE WOULD ALLOW FOR A MORE COHERENT BUILDING MASSING THAT IS IN KEEPING WITH THE SIMPLE PLATONIC BUILDING FORMS FOUND THROUGHOUT THE NEIGHBORHOOD.	CS2.A.2: ARCHITECTURAL PRESENCE CS3.A.3: ESTABLISHED NEIGHBORHOODS DC3.C.3: SUPPORT NATURAL AREAS. DC3.A.1: INTERIOR/EXTERIOR FIT.	12' UPPER-LEVEL SETBACK TO A STREET LOT LINE.	0' UPPER-LEVEL SETBACK TO A STREET LOT LINE.	-100%	-

DEPARTURE # 2 - BALCONY SETBACK



DEPARTURE #3 - UPPER LEVEL SETBACK



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DAVID NEIMAN
STATE OF WASHINGTON

No.	Date	Revision
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4	1/30/2020	Design Change

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DPD Approval Stamp

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DEPARTURES

Date SEPT 26, 2019

Sheet Number
A140

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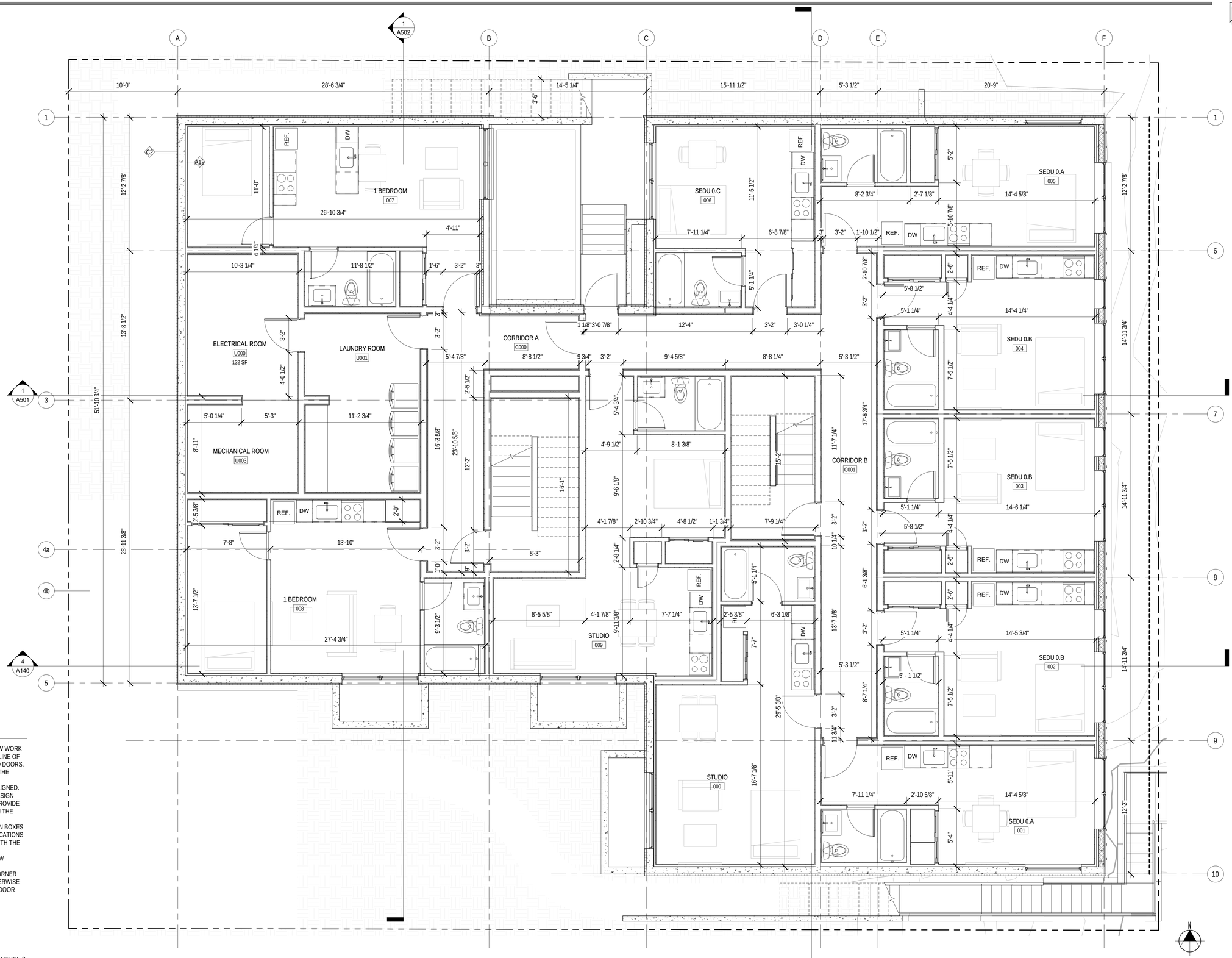

FLOOR PLAN GENERAL NOTES

1. DO NOT SCALE DRAWINGS. DIMENSIONS FOR NEW WORK ARE GIVEN TO FACE OF WALL FRAMING, CENTERLINE OF FIXTURE, OR ROUGH OPENING OF WINDOWS AND DOORS. EXISTING WALLS ARE DRAWN AT THICKNESS OF THE ROUGH FRAMING
2. ELEMENTS THAT APPEAR TO BE ALIGNED, ARE ALIGNED.
3. HVAC, PLUMBING AND ELECTRICAL ARE TO BE DESIGN BUILD. CONTRACTOR TO OBTAIN PERMITS AND PROVIDE SUBMITTALS TO THE ARCHITECT AS REQUIRED IN THE SPECIFICATIONS.
4. PRIOR TO INSTALLATION OF SWITCHES, JUNCTION BOXES AND DEVICES, CONTRACTOR IS TO MARK THE LOCATIONS ON ROUGH FRAMING AND REVIEW LOCATIONS WITH THE ARCHITECT AND OWNER.
5. ALL SMOKE DETECTORS TO BE 120V AC POWER W/ BATTERY BACKUP.
6. DOOR ROUGH OPENING LOCATION IS 3" FROM CORNER STUD OR CENTERED IN WALL FACE UNLESS OTHERWISE INDICATED. SEE UNIT CALLOUT PLANS FOR UNIT DOOR LOCATIONS.

1 LEVEL 0
1/4" = 1'-0"

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DAVID NEIMAN
STATE OF WASHINGTON

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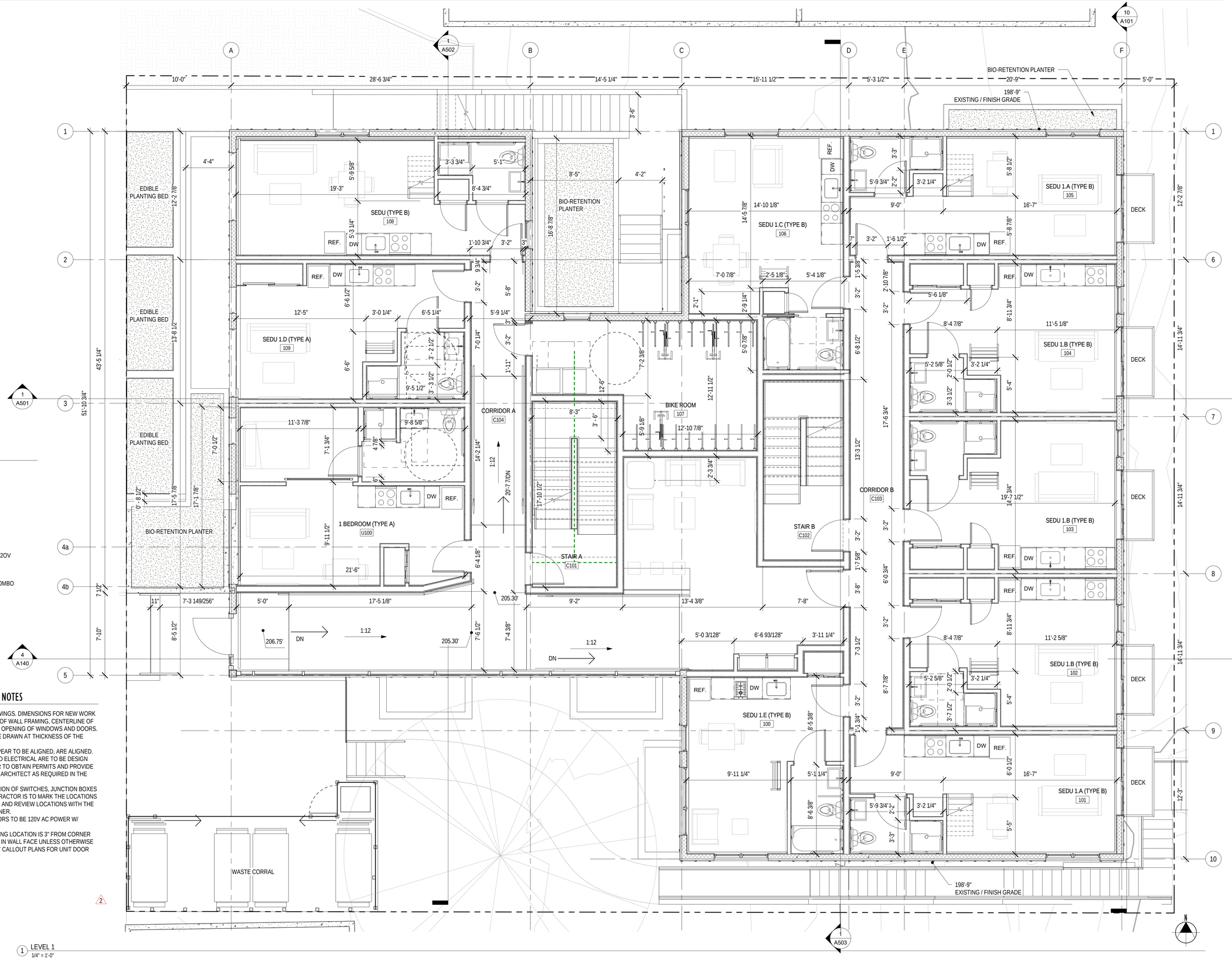
Sheet Title
BASEMENT PLAN

Date SEPT 26, 2019

Sheet Number
A301



PLAN LEGEND

- WH — WATER HEATER
- EF — EXHAUST FAN
- RH — RANGE HOOD
- VENT EXHAUST PATH
- SD — SMOKE DETECTOR - 120V W/ BATTERY BACKUP
- CO — CARBON MONOXIDE / SMOKE DETECTOR COMBO

FLOOR PLAN GENERAL NOTES

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2. ELEMENTS THAT APPEAR TO BE ALIGNED, ARE ALIGNED.
3. HVAC, PLUMBING AND ELECTRICAL ARE TO BE DESIGN BUILD. CONTRACTOR TO OBTAIN PERMITS AND PROVIDE SUBMITTALS TO THE ARCHITECT AS REQUIRED IN THE SPECIFICATIONS.
4. PRIOR TO INSTALLATION OF SWITCHES, JUNCTION BOXES AND DEVICES, CONTRACTOR IS TO MARK THE LOCATIONS ON ROUGH FRAMING AND REVIEW LOCATIONS WITH THE ARCHITECT AND OWNER.
5. ALL SMOKE DETECTORS TO BE 120V AC POWER W/ BATTERY BACKUP.
6. DOOR ROUGH OPENING LOCATION IS 3" FROM CORNER STUD OR CENTERED IN WALL FACE UNLESS OTHERWISE INDICATED. SEE UNIT CALLOUT PLANS FOR UNIT DOOR LOCATIONS.

1 LEVEL 1
1/4" = 1'-0"

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LEVEL 1 PLAN

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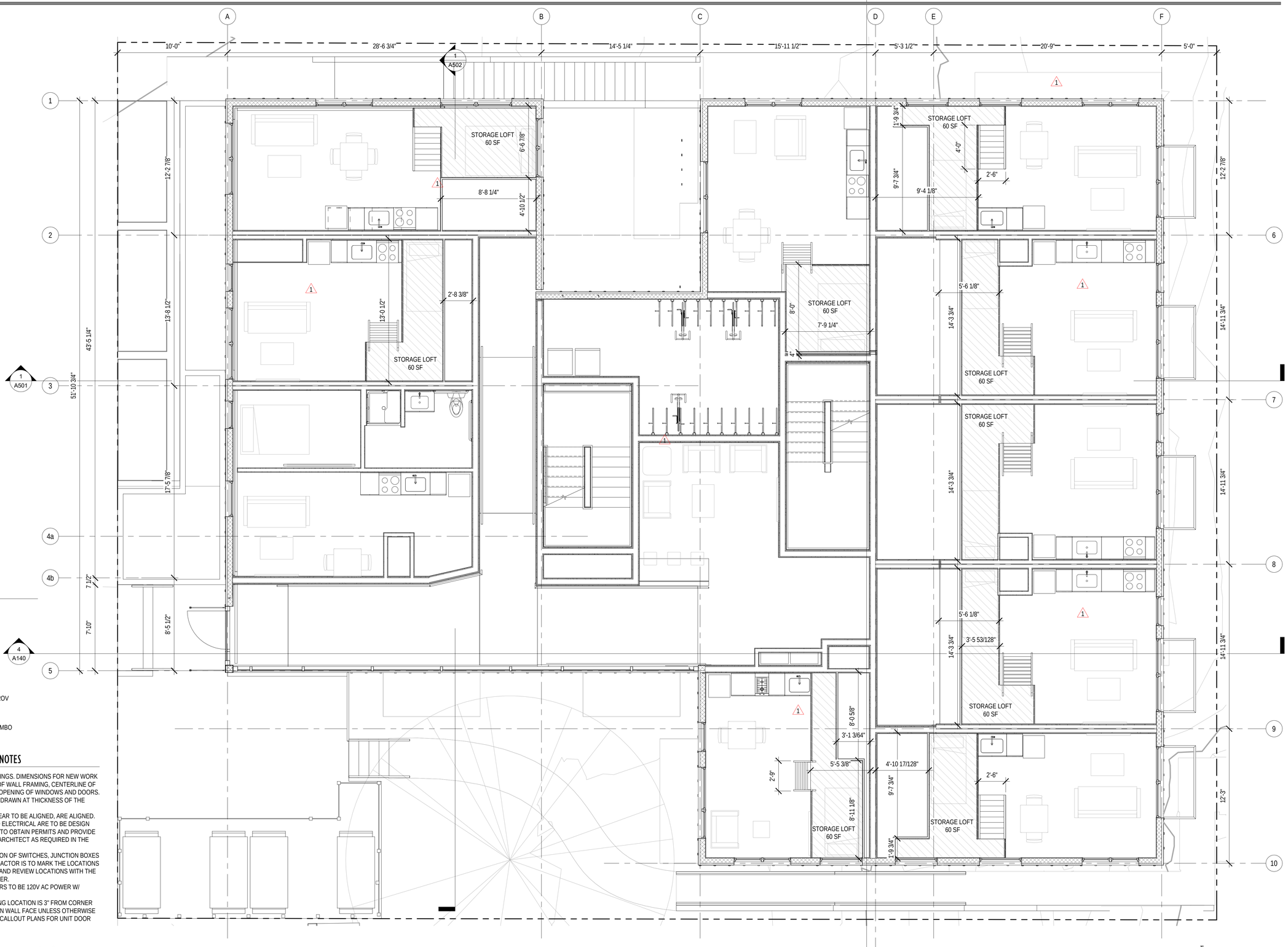

PLAN LEGEND

- (WH) WATER HEATER
- (EF) EXHAUST FAN
- (RH) RANGE HOOD
- VENT EXHAUST PATH
- (SD) SMOKE DETECTOR - 120V W/ BATTERY BACKUP
- (CO) CARBON MONOXIDE / SMOKE DETECTOR COMBO

FLOOR PLAN GENERAL NOTES

1. DO NOT SCALE DRAWINGS. DIMENSIONS FOR NEW WORK ARE GIVEN TO FACE OF WALL FRAMING, CENTERLINE OF FIXTURE, OR ROUGH OPENING OF WINDOWS AND DOORS. EXISTING WALLS ARE DRAWN AT THICKNESS OF THE ROUGH FRAMING
2. ELEMENTS THAT APPEAR TO BE ALIGNED, ARE ALIGNED.
3. HVAC, PLUMBING AND ELECTRICAL ARE TO BE DESIGN BUILD. CONTRACTOR TO OBTAIN PERMITS AND PROVIDE SUBMITTALS TO THE ARCHITECT AS REQUIRED IN THE SPECIFICATIONS.
4. PRIOR TO INSTALLATION OF SWITCHES, JUNCTION BOXES AND DEVICES, CONTRACTOR IS TO MARK THE LOCATIONS ON ROUGH FRAMING AND REVIEW LOCATIONS WITH THE ARCHITECT AND OWNER.
5. ALL SMOKE DETECTORS TO BE 120V AC POWER W/ BATTERY BACKUP.
6. DOOR ROUGH OPENING LOCATION IS 3" FROM CORNER STUD OR CENTERED IN WALL FACE UNLESS OTHERWISE INDICATED. SEE UNIT CALLOUT PLANS FOR UNIT DOOR LOCATIONS.

1 LEVEL 1 - LOFT
1/4" = 1'-0"

Date Plotted 3/26/2020 5:45:05 PM

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No.	Date	Revision
1	05/16/2019	MUP Correction 1
4	1/30/2020	Design Change

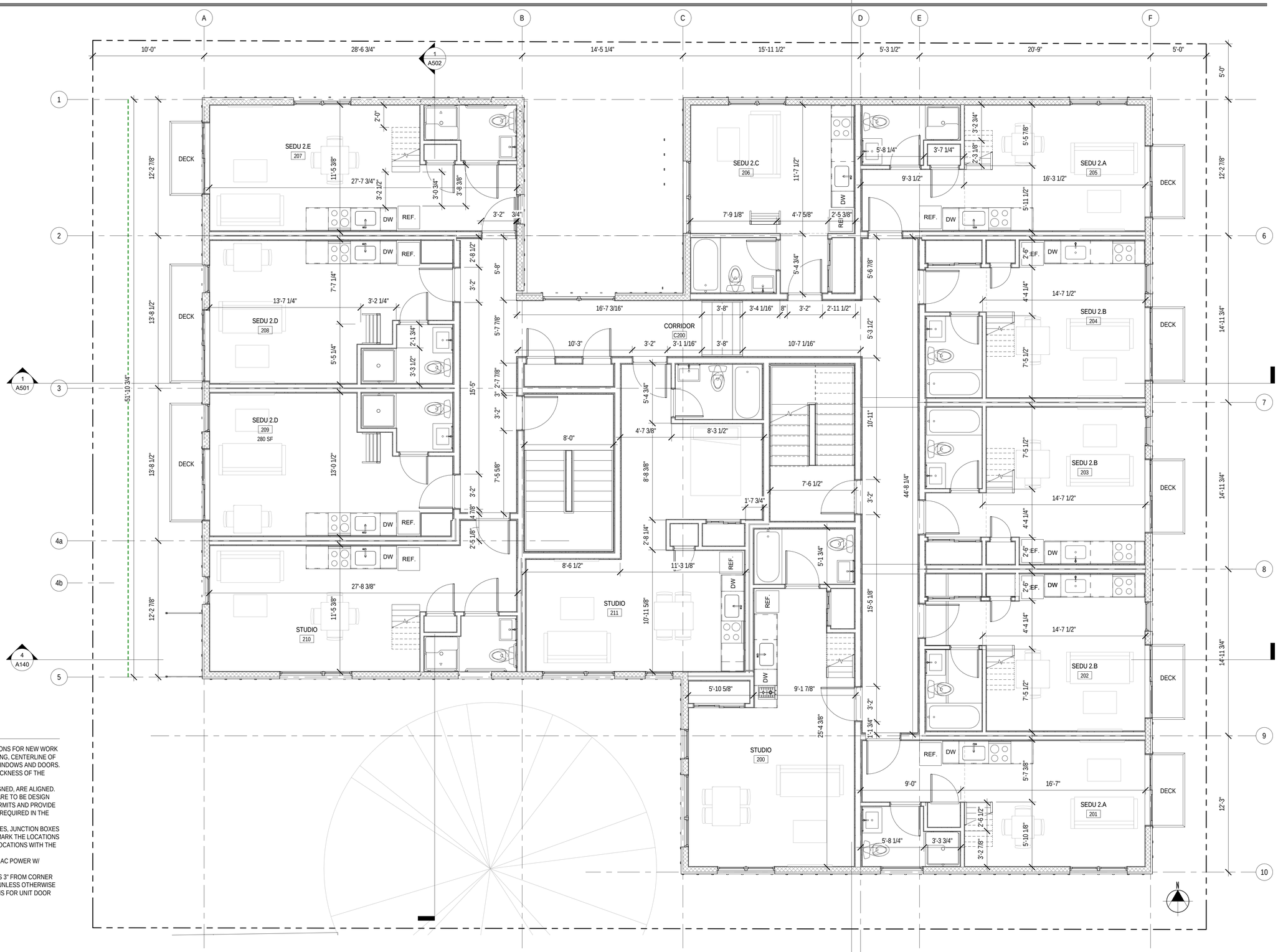
MUP SET

DPD Approval Stamp

Sheet Title
LEVEL 1 - LOFT PLAN

Date SEPT 26, 2019

Sheet Number
A303



PLAN LEGEND

- WH — WATER HEATER
- EF — EXHAUST FAN
- RH — RANGE HOOD
- VENT EXHAUST PATH
- SD — SMOKE DETECTOR - 120V W/ BATTERY BACKUP
- CO — CARBON MONOXIDE / SMOKE DETECTOR COMBO

FLOOR PLAN GENERAL NOTES

1. DO NOT SCALE DRAWINGS. DIMENSIONS FOR NEW WORK ARE GIVEN TO FACE OF WALL FRAMING, CENTERLINE OF FIXTURE, OR ROUGH OPENING OF WINDOWS AND DOORS. EXISTING WALLS ARE DRAWN AT THICKNESS OF THE ROUGH FRAMING
2. ELEMENTS THAT APPEAR TO BE ALIGNED, ARE ALIGNED.
3. HVAC, PLUMBING AND ELECTRICAL ARE TO BE DESIGN BUILD. CONTRACTOR TO OBTAIN PERMITS AND PROVIDE SUBMITTALS TO THE ARCHITECT AS REQUIRED IN THE SPECIFICATIONS.
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6. DOOR ROUGH OPENING LOCATION IS 3" FROM CORNER STUD OR CENTERED IN WALL FACE UNLESS OTHERWISE INDICATED. SEE UNIT CALLOUT PLANS FOR UNIT DOOR LOCATIONS.

1 LEVEL 2
1/4" = 1'-0"

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No.	Date	Revision

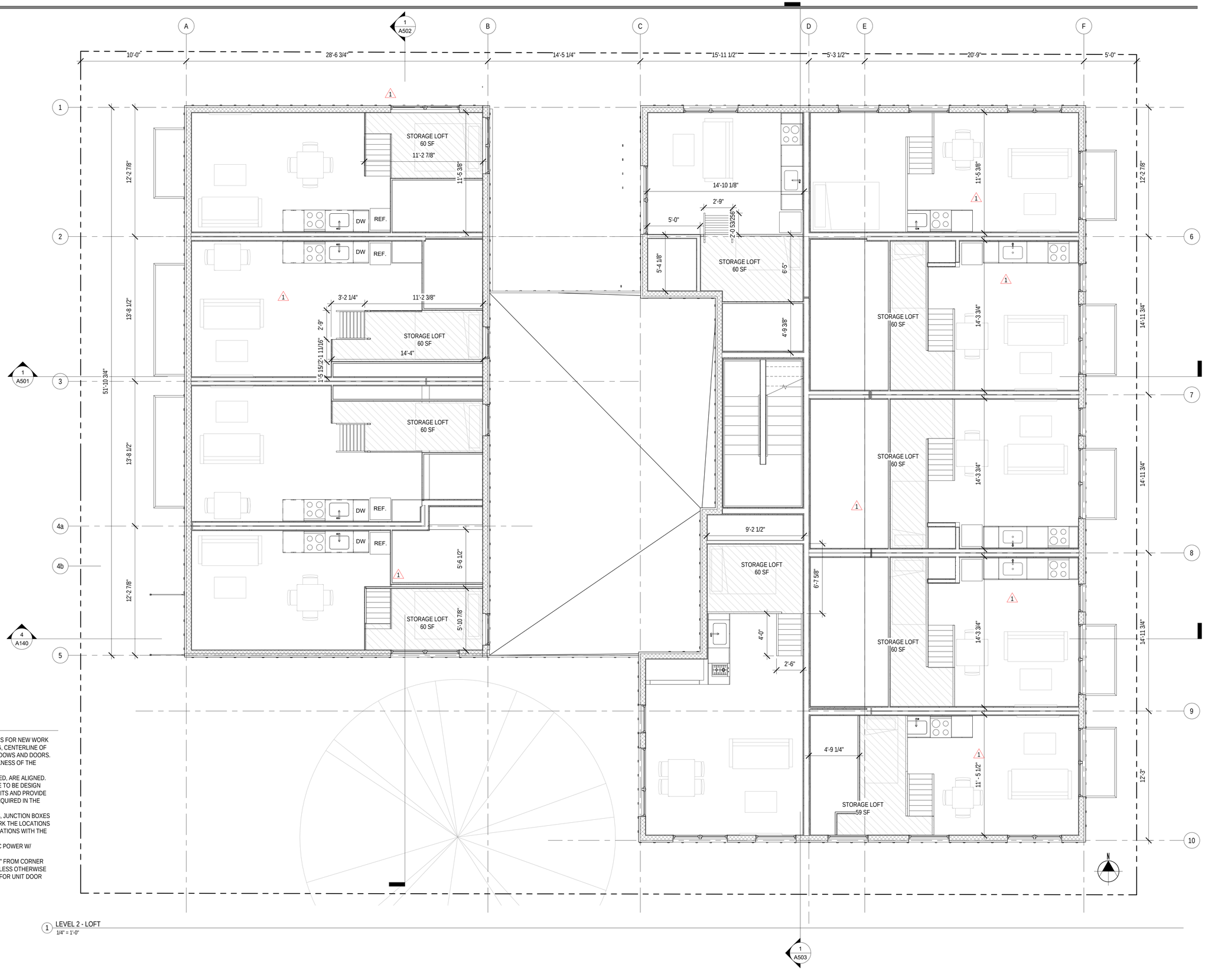
MUP SET

DPD Approval Stamp

Sheet Title
LEVEL 2 PLAN

Date SEPT 26, 2019

Sheet Number
A304



PLAN LEGEND

- WH — WATER HEATER
- EF — EXHAUST FAN
- RH — RANGE HOOD
- VENT EXHAUST PATH
- SD — SMOKE DETECTOR - 120V W/ BATTERY BACKUP
- CO — CARBON MONOXIDE / SMOKE DETECTOR COMBO

FLOOR PLAN GENERAL NOTES

1. DO NOT SCALE DRAWINGS. DIMENSIONS FOR NEW WORK ARE GIVEN TO FACE OF WALL FRAMING, CENTERLINE OF FIXTURE, OR ROUGH OPENING OF WINDOWS AND DOORS. EXISTING WALLS ARE DRAWN AT THICKNESS OF THE ROUGH FRAMING
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5. ALL SMOKE DETECTORS TO BE 120V AC POWER W/ BATTERY BACKUP.
6. DOOR ROUGH OPENING LOCATION IS 3" FROM CORNER STUD OR CENTERED IN WALL FACE UNLESS OTHERWISE INDICATED. SEE UNIT CALLOUT PLANS FOR UNIT DOOR LOCATIONS.

1 LEVEL 2 - LOFT
1/4" = 1'-0"

Date Plotted 3/26/2020 5:45:09 PM

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No.	Date	Revision
1	05/16/2019	MUP Correction 1
4	1/30/2020	Design Change

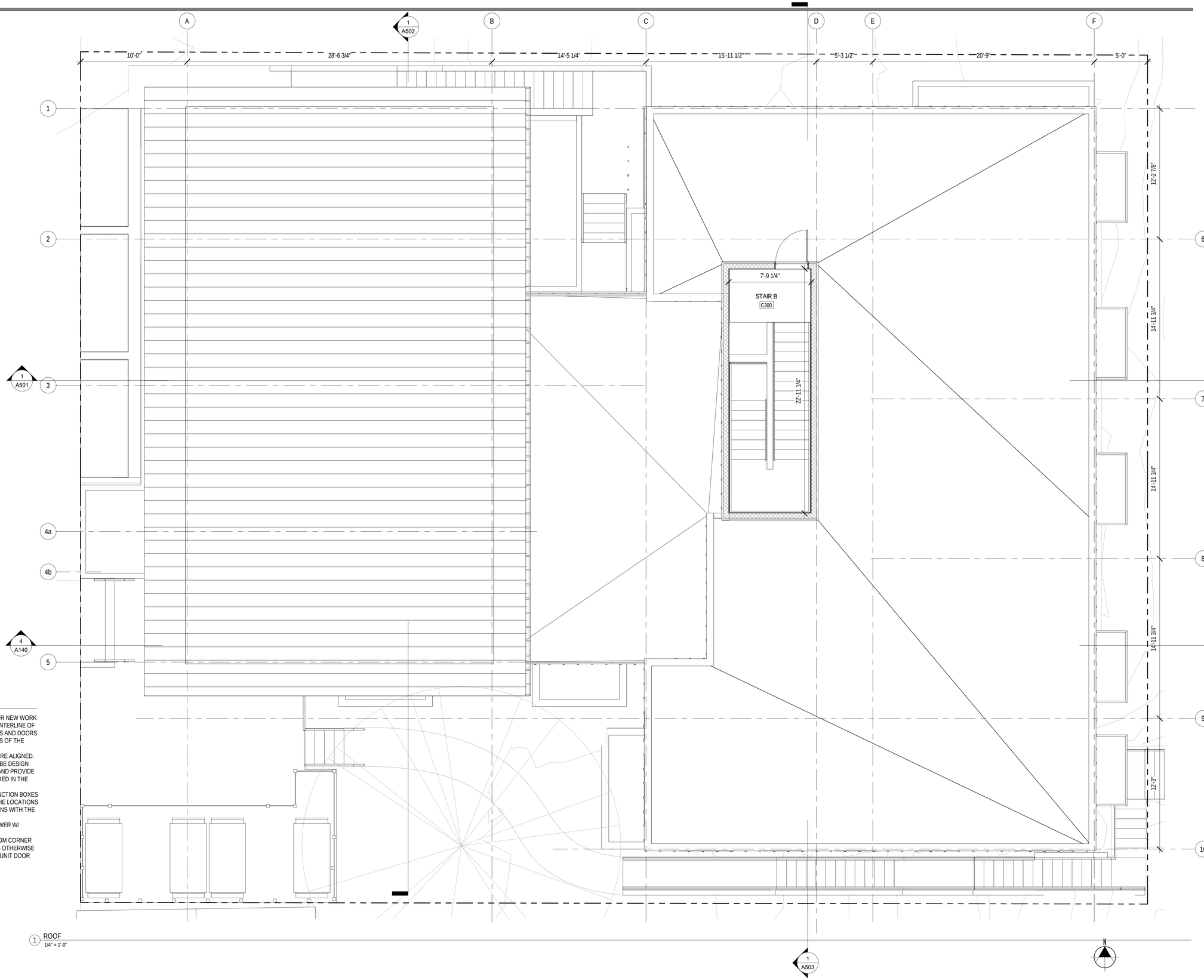
MUP SET

DPD Approval Stamp

Sheet Title
LEVEL 2 - LOFT PLAN

Date SEPT 26, 2019

Sheet Number
A305



1 ROOF
1/4" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. DO NOT SCALE DRAWINGS. DIMENSIONS FOR NEW WORK ARE GIVEN TO FACE OF WALL FRAMING, CENTERLINE OF FIXTURE, OR ROUGH OPENING OF WINDOWS AND DOORS. EXISTING WALLS ARE DRAWN AT THICKNESS OF THE ROUGH FRAMING
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No.	Date	Revision

MUP SET

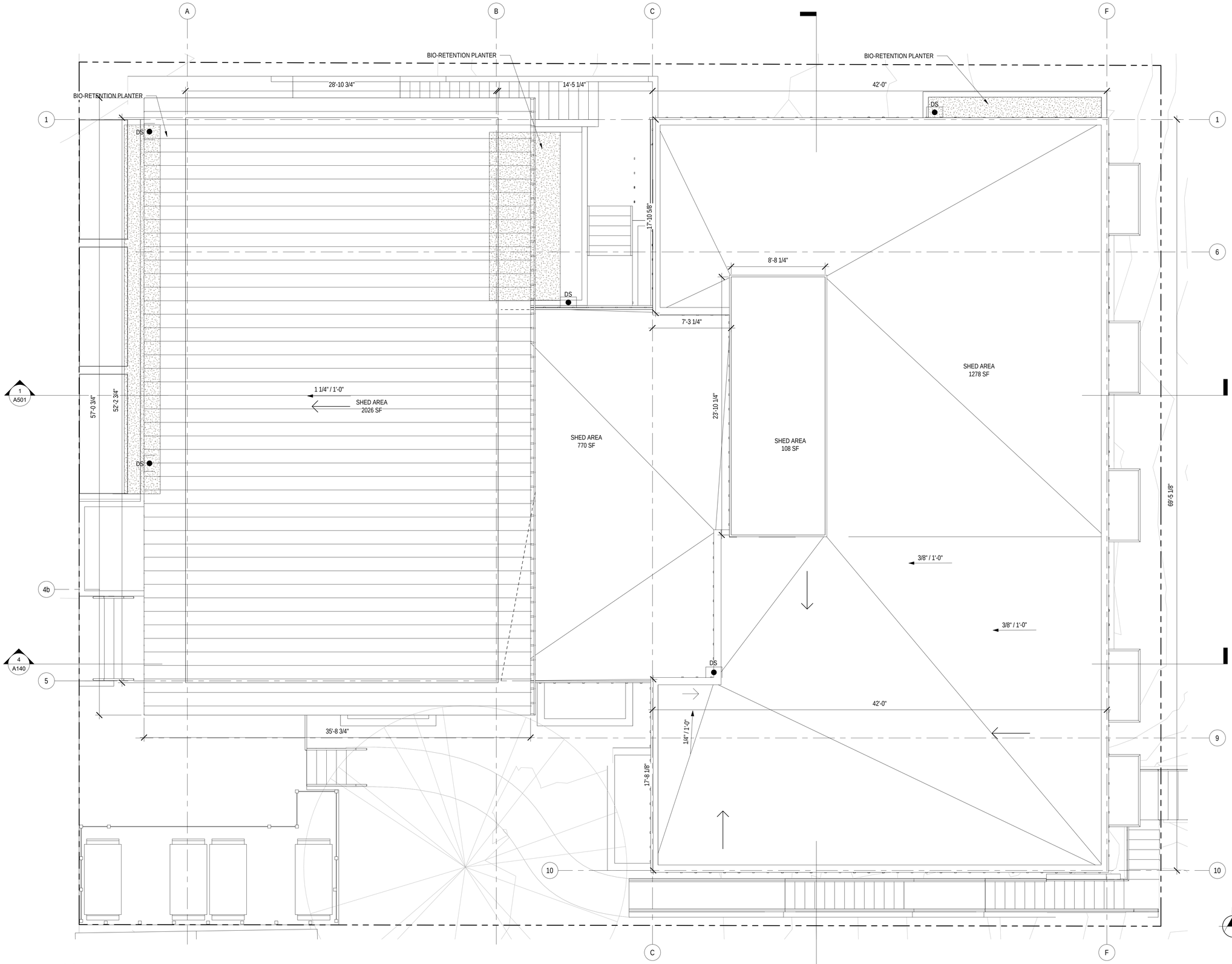
DPD Approval Stamp

Sheet Title
ROOF PLAN

Date SEPT 26, 2019

Sheet Number
A306

Date Plotted 3/26/2020 5:45:11 PM



1 PENTHOUSE
1/4" = 1'-0"

Date Plotted 3/26/2020 5:45:12 PM

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No.	Date	Revision

MUP SET

DPD Approval Stamp

Sheet Title
ROOF SLOPES

Date SEPT 26, 2019

Sheet Number
A307

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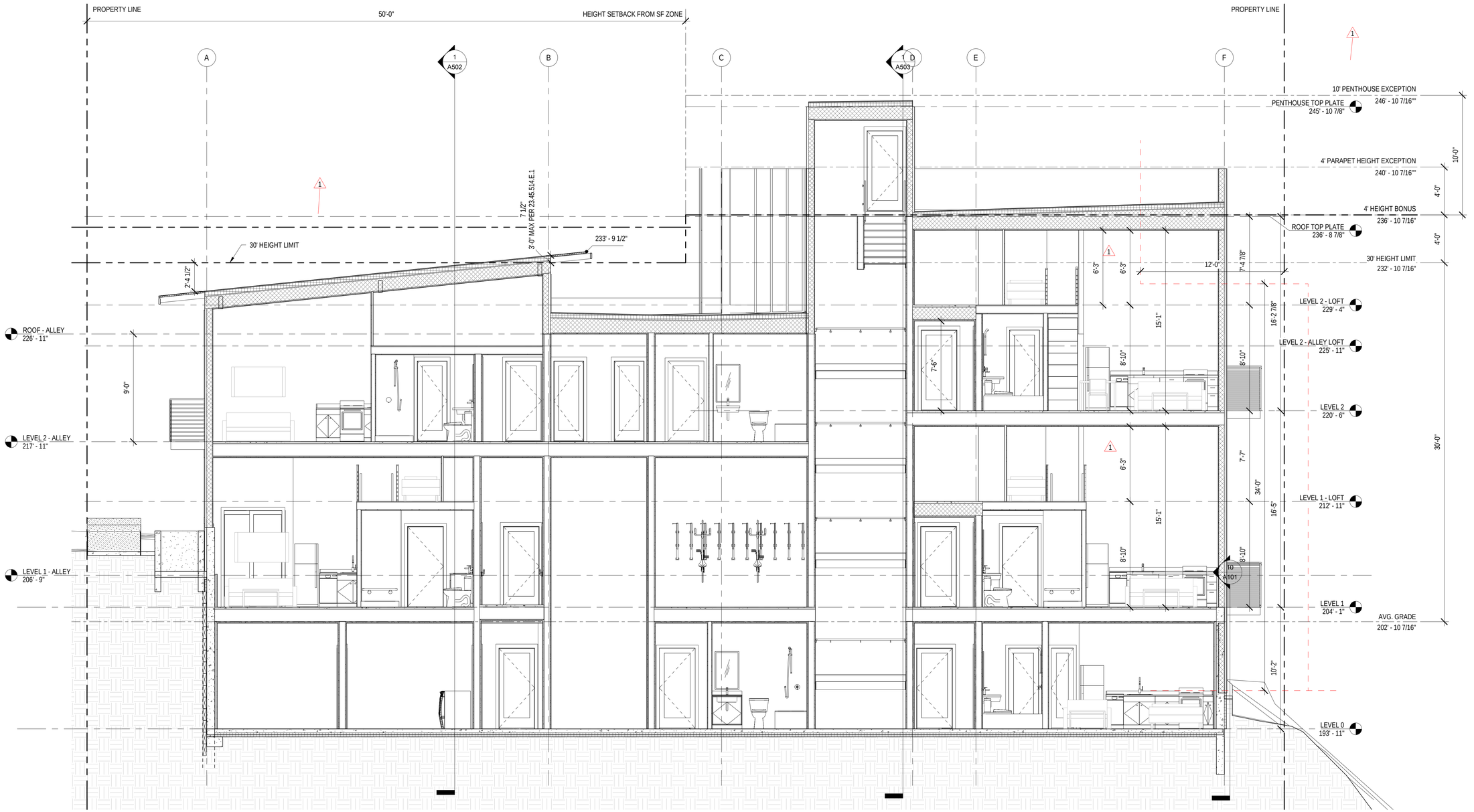

1 SECTION - EAST / WEST
1/4" = 1'-0"

Date Plotted 3/26/2020 5:45:15 PM

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7236 REGISTERED ARCHITECT
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No.	Date	Revision
1	05/16/2019	MUP Correction 1
2	7/22/2019	MUP Correction 2
4	1/30/2020	Design Change

MUP SET

DPD Approval Stamp

Sheet Title
SECTION - EAST / WEST

Date SEPT 26, 2019

Sheet Number
A501

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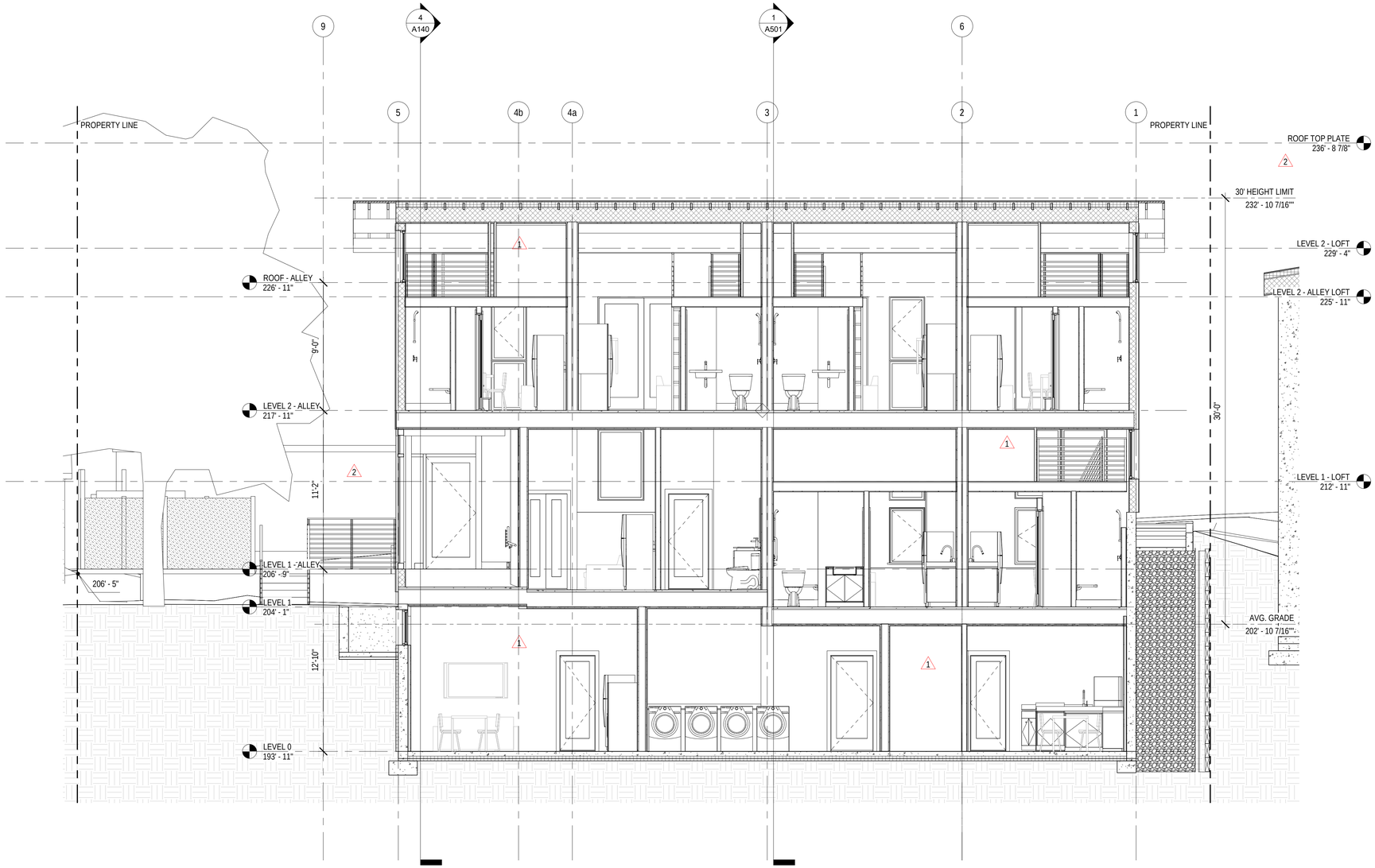

1 SECTION - NORTH / SOUTH A
1/4" = 1'-0"

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7236 REGISTERED ARCHITECT
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No.	Date	Revision
1	05/16/2019	MUP Correction 1
2	7/22/2019	MUP Correction 2
4	1/30/2020	Design Change

MUP SET

DPD Approval Stamp

Sheet Title
SECTION - NORTH / SOUTH A

Date SEPT 26, 2019

Sheet Number
A502

Date Plotted 3/26/2020 5:45:17 PM

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1 SECTION - NORTH / SOUTH B
1/4" = 1'-0"

Date Plotted 3/26/2020 5:45:20 PM

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7236 REGISTERED ARCHITECT
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No.	Date	Revision
1	05/16/2019	MUP Correction 1
2	7/22/2019	MUP Correction 2

MUP SET

DPD Approval Stamp

Sheet Title
SECTION - NORTH / SOUTH B

Date SEPT 26, 2019

Sheet Number
A503

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1 EAST ELEVATION
1/4" = 1'-0"

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No.	Date	Revision
1	05/16/2019	MUP Correction 1
2	7/22/2019	MUP Correction 2

MUP SET

DPD Approval Stamp

Sheet Title

ELEVATION - EAST

Date SEPT 26, 2019

Sheet Number

A600

Date Plotted 3/26/2020 5:45:22 PM

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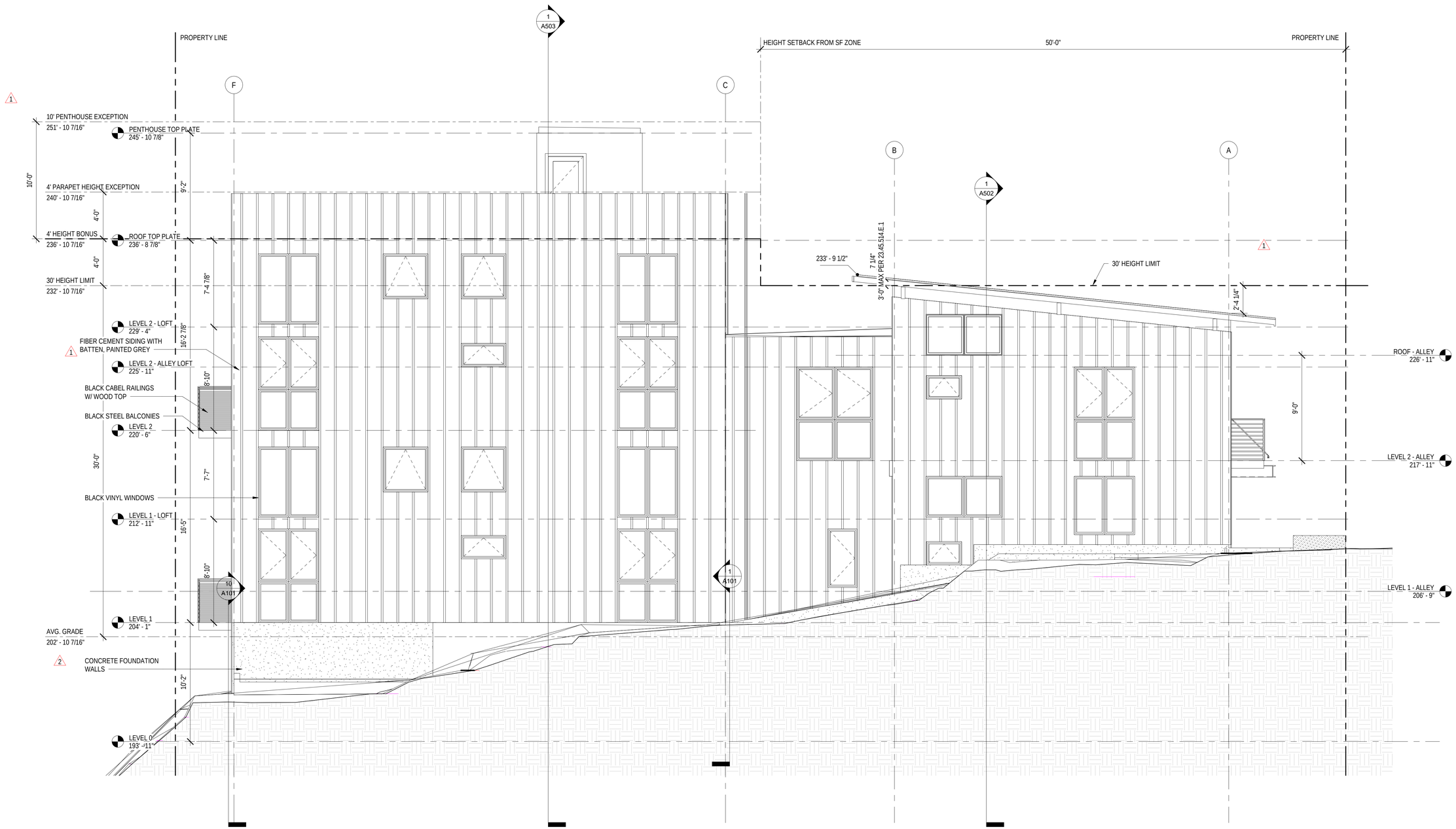

1 NORTH ELEVATION
1/4" = 1'-0"

Date Plotted 3/26/2020 5:45:25 PM

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7236 REGISTERED ARCHITECT
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No.	Date	Revision
1	05/16/2019	MUP Correction 1
2	7/22/2019	MUP Correction 2
4	1/30/2020	Design Change

MUP SET

DPD Approval Stamp

Sheet Title
ELEVATION - NORTH

Date SEPT 26, 2019

Sheet Number
A601

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1 WEST ELEVATION
1/4" = 1'-0"

Date Plotted 3/26/2020 5:45:27 PM

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No.	Date	Revision
1	05/16/2019	MUP Correction 1
2	7/22/2019	MUP Correction 2

MUP SET

DPD Approval Stamp

Sheet Title
ELEVATION - WEST

Date SEPT 26, 2019

Sheet Number
A602

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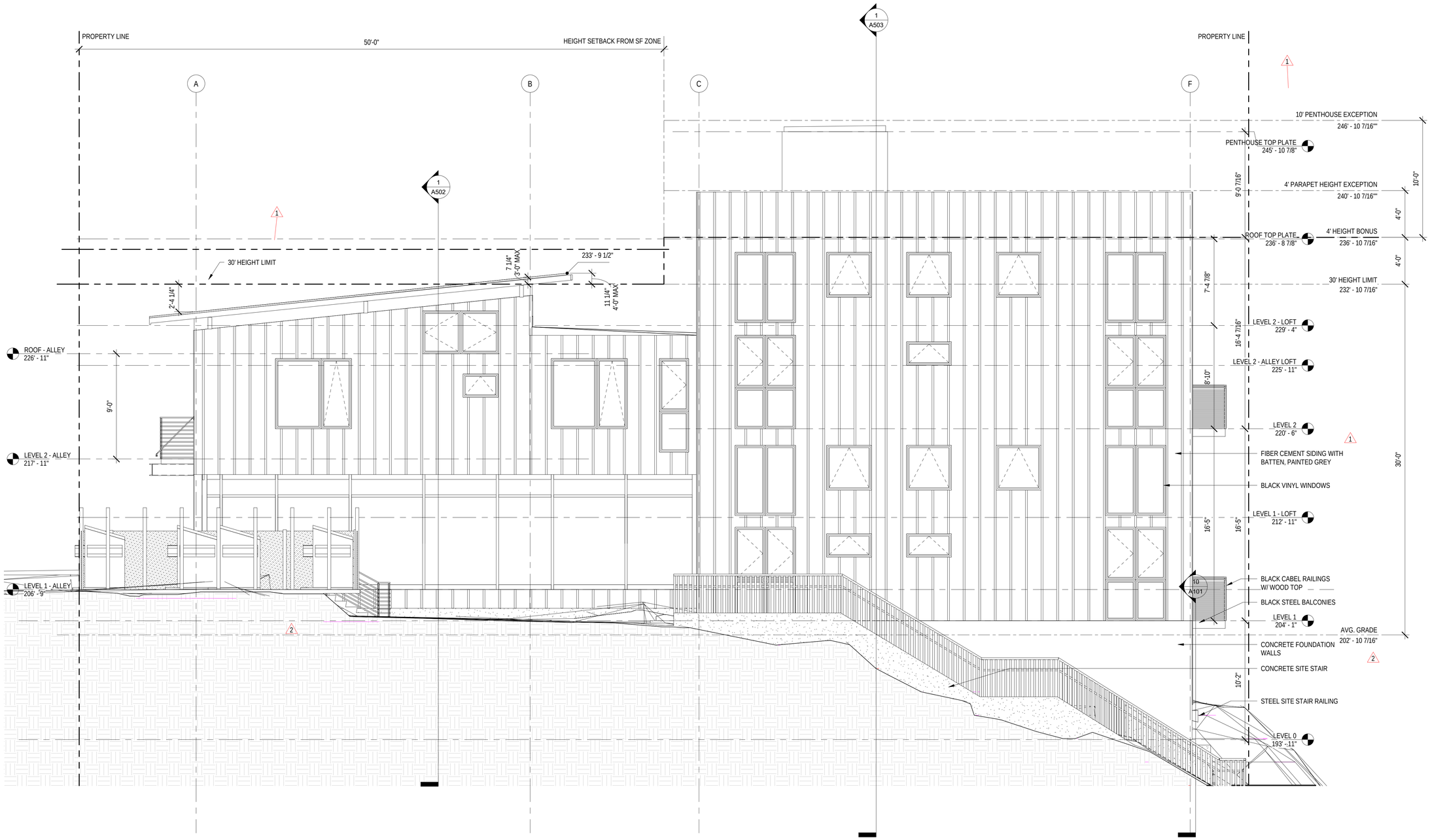

1 SOUTH ELEVATION
1/4" = 1'-0"

Date Plotted 3/26/2020 5:45:29 PM

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7236 REGISTERED ARCHITECT
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No.	Date	Revision
1	05/16/2019	MUP Correction 1
2	7/22/2019	MUP Correction 2

MUP SET

DPD Approval Stamp

Sheet Title
ELEVATION - SOUTH

Date SEPT 26, 2019

Sheet Number
A603

1 EAST ELEVATION - RENDERED
1/4" = 1'-0"

EXTERIOR MATERIAL LEGEND

BOARD AND BATTEN SIDING: FIBER CEMENT SIDING, WITH BATTENS, PAINTED GRAY

CEDAR SIDING: GRAY STAIN

PANEL SIDING: CEMENT PANEL, PAINTED GRAY

Date Plotted 3/26/2020 5:46:09 PM

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No.	Date	Revision
1	05/16/2019	MUP Correction 1
2	7/22/2019	MUP Correction 2

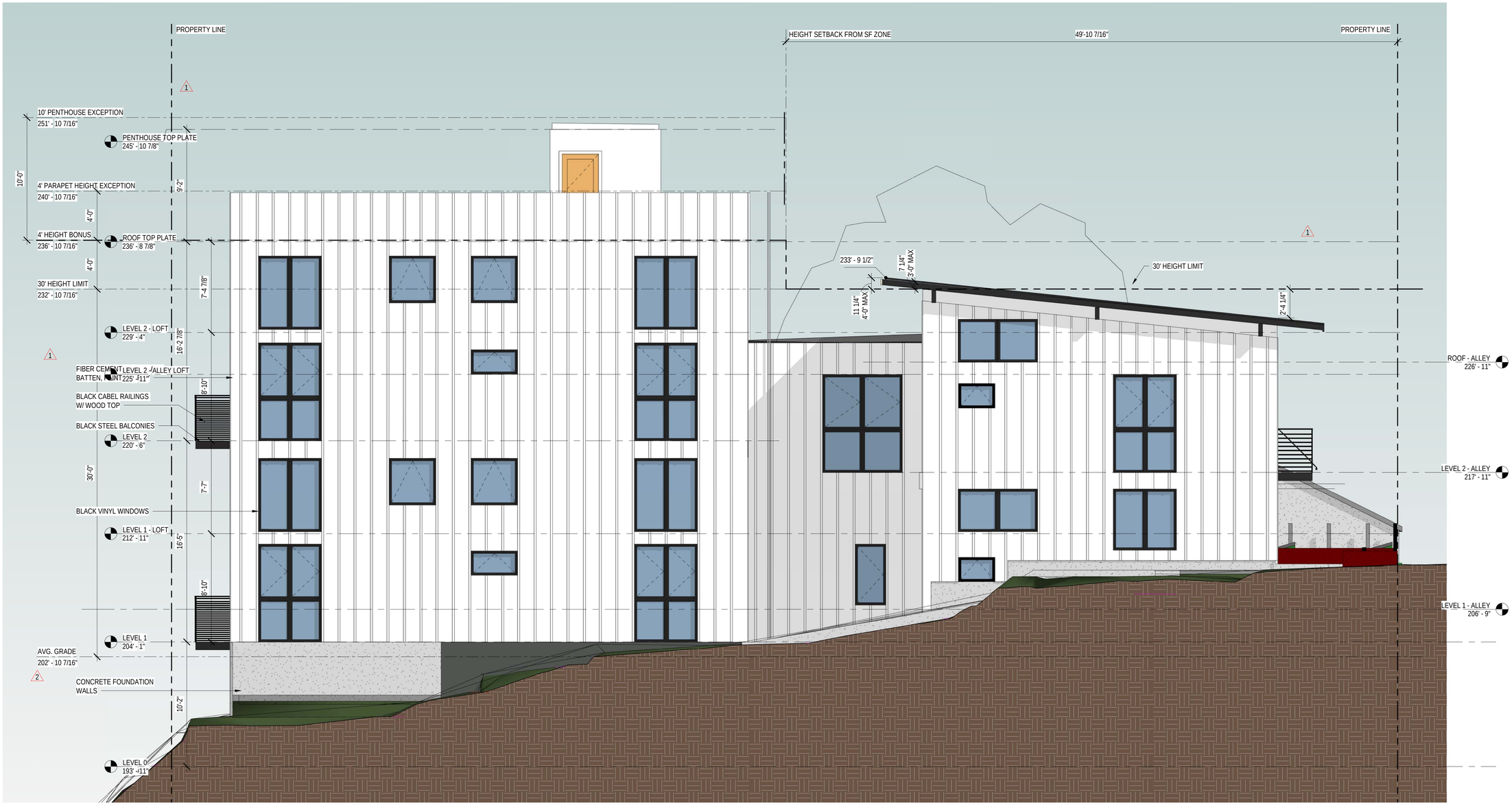
MUP SET

DPD Approval Stamp

Sheet Title
ELEVATIONS - EAST - RENDERED

Date SEPT 26, 2019

Sheet Number
A610



1 NORTH ELEVATION - RENDERED
1/4" = 1'-0"

EXTERIOR MATERIAL LEGEND

BOARD AND BATTEN SIDING: FIBER CEMENT SIDING, WITH BATTENS, PAINTED GRAY

CEDAR SIDING: GRAY STAIN

PANEL SIDING: CEMENT PANEL, PAINTED GRAY

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No.	Date	Revision
1	05/16/2019	MUP Correction 1
2	7/22/2019	MUP Correction 2

MUP SET

DPD Approval Stamp

Sheet Title
ELEVATIONS - NORTH - RENDERED

Date SEPT 26, 2019

Sheet Number
A611

1 WEST ELEVATION - RENDERED
1/4" = 1'-0"

EXTERIOR MATERIAL LEGEND

BOARD AND BATTEN SIDING: FIBER CEMENT SIDING, WITH BATTENS, PAINTED GRAY

CEDAR SIDING: GRAY STAIN

PANEL SIDING: CEMENT PANEL, PAINTED GRAY

Date Plotted 3/26/2020 5:47:23 PM

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7236 REGISTERED ARCHITECT
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STATE OF WASHINGTON

No.	Date	Revision
1	05/16/2019	MUP Correction 1
2	7/22/2019	MUP Correction 2

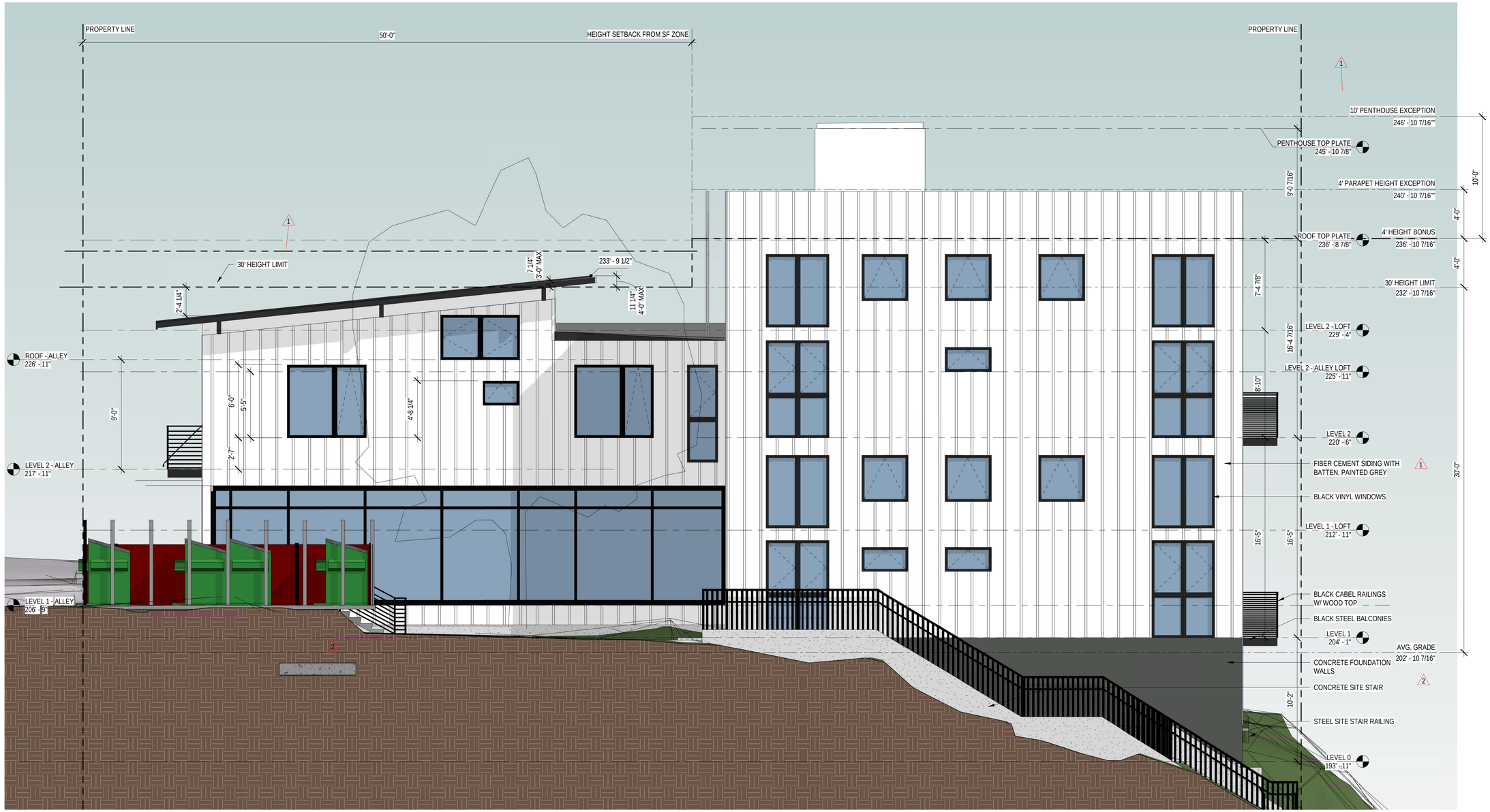
MUP SET

DPD Approval Stamp

Sheet Title
ELEVATIONS - WEST - RENDERED

Date SEPT 26, 2019

Sheet Number
A612



1 SOUTH ELEVATION - RENDERED
1/4" = 1'-0"

EXTERIOR MATERIAL LEGEND

- BOARD AND BATTEN SIDING: FIBER CEMENT SIDING, WITH BATTENS, PAINTED GRAY
- CEDAR SIDING: GRAY STAIN
- PANEL SIDING: CEMENT PANEL, PAINTED GRAY

Date Plotted 3/26/2020 5:48:16 PM

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7236 REGISTERED ARCHITECT
DAVID NEIMAN
STATE OF WASHINGTON

No.	Date	Revision
1	05/16/2019	MUP Correction 1
2	7/22/2019	MUP Correction 2

MUP SET

DPD Approval Stamp

Sheet Title
ELEVATIONS - SOUTH - RENDERED

Date SEPT 26, 2019

Sheet Number
A613

General Comments

General Comments

General Comments

General Comments

General Comments

General Comments

General Comments

Seattle Department of Construction & Inspections

Applicant Instructions

You will not be able to upload corrected plans until all reviews are completed and the project's review status is "Corrections Required".

*** Respond by providing **a written response to each correction AND identify changes to drawings since initial review**. ***

Drawings shall be **legible**, with sheets **oriented correctly**, on an appropriate **sheet size**, with all revisions/changes **clouded or circled**, with **no missing sheets**, and uploaded in a **single PDF file**.

Link for detailed steps: "How to Respond to a Correction Notice". If the 3-step process outlined in this document is not followed, your response could be **rejected**, permit issuance could be **delayed**, and **penalty fees** could be assessed.

Seattle Department of Construction and Inspections
700 Fifth Ave, Suite 2000, PO Box 34019, Seattle, WA 98124-4019

Consolidated Review_Markup Summary

Transportation DPD (4)

Subject: General Transportation DPD Review Comment
Page Index: 33
Author: John Shaw
X: 0.3905 in
Y: 1.8830 in
Layer: Review Comment
Review Type: Transportation DPD

Please note that the Freight and Delivery Daily Trip Demand Rate for residential uses shown in Table 3 of the San Francisco Planning Department Report and mentioned in paragraph 2 of the memo is 0.03 trips/1,000 sf, not 0.3

Subject: General Transportation DPD Review Comment
Page Index: 33
Author: John Shaw
X: 0.4447 in
Y: 3.1011 in
Layer: Review Comment
Review Type: Transportation DPD

The memo cites a Drive Alone person trip percentage of 27.3% for residential uses; please identify the source of this figure in the San Francisco Planning Department Report

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Subject: General Transportation DPD Review Comment
Page Index: 33
Author: John Shaw
X: 0.5123 in
Y: 4.1704 in
Layer: Review Comment
Review Type: Transportation DPD

For ease of identifying the location of data drawn from the report, it would be helpful if data drawn from Attachment B of the report, such as Tables 8 and 25 mentioned in the third paragraph, were identified as such.

Subject: General Transportation DPD Review Comment
Page Index: 33
Author: John Shaw
X: 0.5123 in
Y: 5.2532 in
Layer: Review Comment
Review Type: Transportation DPD

As the San Francisco Planning Department report provides data on passenger loading as well as deliveries, please provide an estimate of the project's daily and peak hour passenger loading trips, similar to the analysis provided for delivery trips.